



**ORDINARY MEETING OF COUNCIL  
MONDAY, 15 DECEMBER 2025**

**AGENDA**

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**CONTENTS**

**AGENDA**

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**REPORTS**

**TECHNICAL SERVICES COMMITTEE MEETING  
HELD ON 1 DECEMBER 2025**

**COMMUNITY SERVICES COMMITTEE MEETING  
HELD ON 2 DECEMBER 2025**

**DEVELOPMENT SERVICES COMMITTEE MEETING  
HELD ON 8 DECEMBER 2025**

**CORPORATE SERVICES COMMITTEE MEETING  
HELD ON 9 DECEMBER 2025**

**CITY AUDIT COMMITTEE MEETING  
HELD ON 10 DECEMBER 2025**

**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, 15 DECEMBER 2025**

**JOANNE ABBISS  
CHIEF EXECUTIVE OFFICER**

**11 December 2025**

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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 S J Mosey and Cr S Peter

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

The following questions were taken on notice at Council's Meeting on 24 November 2025 and responses (summarized below) are provided.

### **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??

#### **Response**

*The City has previously advised that as this matter is subject to further legal proceedings, the City will not be providing any additional comment at this time.*

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

Response

*To be able to respond to this question would require a significant amount of staff time to undertake the data collection and analysis to provide an accurate answer, and therefore given the other service priorities, the City is not in a position to provide the answer to the question.*

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

Response

*The City has previously advised that as this matter is subject to further legal proceedings, the City will not be providing any additional comment at this time.*

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.

Response

*Whether the library has been closed previously is not a relevant consideration in the exercise of the CEO's statutory duty of care to ensure the health and safety of workers under the Work Health and Safety Act 2020.*

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.

Response

*It is the CEO who has the statutory duty of care to act to ensure the health and safety of workers under the Work Health and Safety Act 2020.*

**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?

Response

*Appropriate workplace behaviour and conduct is governed by the:*

- *Australian Human Rights Commission Act 1986 (Cth);*
- *Equal Opportunity Act 1984 (WA);*
- *Fair Work Act 2009 (Cth);*
- *Sex Discrimination Act 1984 (Cth);*
- *Work Health and Safety Act 2020 (WA);*
- *Racial Discrimination Act 1975 (Cth);*
- *Disability Discrimination Act 1992 (Cth);*

- *Age Discrimination Act 2004 (Cth);*
- *Spent Convictions Act 1988 (WA);*
- *Industrial Relations Act 1979 (WA);*
- *Corruption, Crime and Misconduct Act 2003 (WA);*
- *Local Government Act 1995 (WA) and associated Regulations;*
- *City of Armadale Code of Conduct for Employees and Volunteers; and*
- *City of Armadale Respectful Workplace Behaviours Operational Procedure.*

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?

Response

*The CEO acted on the basis that they have a statutory duty of care to ensure the health and safety of workers under the Work Health and Safety Act 2020.*

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

Response

*Parts of the rally were observed.*

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?

Response

*The assessment of the conduct of the rally is a matter for the WA Police who set the permit conditions.*

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?

Response

*The City is not aware of any finding to support the requested action 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-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?

Response

*Council is prohibited by the Local Government Act 1995 and the Local Government (Model Code of Conduct) Regulations 2021 from becoming involved in administrative matters involving employees.*

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?

Response

*Council is prohibited by the Local Government Act 1995 and the Local Government (Model Code of Conduct) Regulations 2021 from becoming involved in administrative matters involving employees.*

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?

Response

*It is not possible to provide a yes or no answer to this hypothetical question.*

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

Response

*For misconduct to be established, the evidence must support such a finding in accordance with the requirements of the Corruption, Crime and Misconduct Act 2003.*

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

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-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?

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-12 Can the Council please publish the materials it has in respect of protecting view point diversity?

Response

*The City is unaware of what materials are being referred to.*

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?

Response

*The CEO made the conclusion based on the definitions and requirements of the Work Health and Safety (General) Regulations 2022 and the Work Health and Safety Act 2020 .*

Q-14 What specifically were the health and safety risks identified?

Response

*The risks were to the City's ability to comply with their duty of care under s.19 of the Work Health and Safety Act 2020.*

Q-15 Were they purely psychosocial in nature?

Response

*No*

Q-16 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.

Response

*The CEO was advised of the protest by WA Police. The CEO acted in accordance with their statutory duty of care to ensure the health and safety of workers under the Work Health and Safety Act 2020. There is no requirement to report the closure of the library to the Public Sector Commission.*

Q-17 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?

Response

*There is no statutory prohibition on taking questions on notice and providing considered answers in writing following the meeting.*

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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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#### **5 APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

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#### **6 PETITIONS**

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#### **7 CONFIRMATION OF MINUTES**

7.1 PREVIOUS ORDINARY COUNCIL MEETING  
HELD ON 24 NOVEMBER 2025. .... (ATTACHED)

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**8 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION**

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

Nil

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**10 REPORTS**

<b>10.1 TECHNICAL SERVICES COMMITTEE MEETING</b>	
Report of the Technical Services Committee held on 1 December 2025.....	10

**BUSINESS ARISING FROM REPORT**

<b>10.2 COMMUNITY SERVICES COMMITTEE MEETING</b>	
Report of the Community Services Committee held on 2 December 2025.....	18

**BUSINESS ARISING FROM REPORT**

<b>10.3 DEVELOPMENT SERVICES COMMITTEE MEETING</b>	
Report of the Development Services Committee held on 8 December 2025.....	40

**BUSINESS ARISING FROM REPORT**

<b>10.4 CORPORATE SERVICES COMMITTEE MEETING</b>	
Report of the Corporate Services Committee held on 9 December 2025.....	73

**BUSINESS ARISING FROM REPORT**

<b>10.5 CITY AUDIT COMMITTEE MEETING</b>	
Report of the City Audit Committee held on 10 December 2025. ...	106

**BUSINESS ARISING FROM REPORT**

<b>10.6 CHIEF EXECUTIVE OFFICER'S REPORT</b>	
Report of the Chief Executive Officer. ....	121

**BUSINESS ARISING FROM REPORT**

**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**

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

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**14                    MATTERS REQUIRING CONFIDENTIAL CONSIDERATION**

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**15                    CLOSURE**

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# CITY OF ARMADALE

## MINUTES

OF TECHNICAL SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM,  
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 1  
DECEMBER 2025 AT 7.00PM.

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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 K Jorgensen (deputy to Cr J Keogh)  
Cr D Newman JP  
Cr A Singh  
Cr T Thomas (deputy to Cr S Peter JP)

### APOLOGIES:

Cr J Keogh  
Cr S Peter JP (Leave of Absence)

### OBSERVERS:

Cr S J Mosey  
Cr L Sargeson  
Cr G J Smith

### IN ATTENDANCE:

Ms J Abbiss	Chief Executive Officer ( <i>via Teams 7.02 pm</i> )
Mr M Southern	Executive Director Technical Services
Mr J Lyon	Executive Director Corporate Services ( <i>via Teams</i> )
Mrs S van Aswegen	Executive Director Community Services ( <i>via Teams 7.19 pm</i> )
Mr M Khosravi	Head of Design
Mr G Taylor	Head of Environment & Sustainability
Mr A Bell	Head of Service Deliver
Mr M Tweedie	Head of Program Delivery
Ms N Hudson	A/Manager Asset Lifecycle
Ms L Larsen-Henry	Manager Communications and Engagement ( <i>via Teams</i> )
Ms S Peake	Senior Administration Officer Technical 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 no members of the public were 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 Technical Services Committee Meeting held on 3 November 2025 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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# CONTENTS

## TECHNICAL SERVICES COMMITTEE

1 DECEMBER 2025

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<b>1.</b>	<b>WASTE SERVICES</b>	
1.1	CONTRACT EXTENSION - SHORT CONTRACT FOR THE COLLECTION AND PROCESSING OF RECYCLABLE MATERIAL (CONFIDENTIAL COVER PAGE) .....	13
<b>2.</b>	<b>TENDERS</b>	
2.1	TEN/5/25 - NATURAL AREA MANAGEMENT AND MAINTENANCE (CONFIDENTIAL COVER PAGE) .....	15
<b>3.</b>	<b>COUNCILLORS' ITEMS</b>	
1	Parks Conference Attendance.....	17
<b>4.</b>	<b>EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT</b>	
1	Armadale Golf Course Car Park.....	17



***1.1 - CONTRACT EXTENSION - SHORT CONTRACT FOR THE COLLECTION AND PROCESSING OF RECYCLABLE MATERIAL (CONFIDENTIAL COVER PAGE)***

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**MEETING CLOSED TO PUBLIC**

MOVED Mayor R Butterfield that the meeting be closed to members of the public as discussion of this matter in an open meeting would on balance be contrary to the public interest because the matter relates to a contract entered into or which may be entered into by the City of Armadale (Section 5.23(2) (c)).

Motion Carried (8/0)

*Meeting declared closed to the public at 7.02 pm.*

WARD : ALL

FILE No. : M/756/25

DATE : 24 November 2025

REF : SP

RESPONSIBLE : Executive Director  
MANAGER Technical Services

**In Brief:**

- A confidential report is presented as an attachment to this Agenda.

**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 legislation indicates that the following apply:

- Procurement Policy.

**Budget/Financial Implications**

The budget and financial implications of adopting the recommendation are detailed within the Confidential report.

**Consultation**

- Intra-directorate.

*A Confidential Report is presented as an attachment to this Agenda.*

**ATTACHMENTS**

There are no attachments for this report.

**RECOMMEND**

T1/12/25

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

**Moved Cr S Stoneham  
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 7.10 pm.*

**2.1 - TEN/5/25 - NATURAL AREA MANAGEMENT AND MAINTENANCE  
(CONFIDENTIAL COVER PAGE)**

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**MEETING CLOSED TO PUBLIC**

MOVED Cr S Stoneham that the meeting be closed to members of the public as discussion of this matter in an open meeting would on balance be contrary to the public interest because the matter relates to a contract entered into or which may be entered into by the City of Armadale (Section 5.23(2) (c)).

Motion Carried (8/0)

*Meeting declared closed to the public at 7.10 pm.*

WARD : ALL

FILE No. : M/724/25

DATE : 24 November 2025

REF : SP

RESPONSIBLE : Executive Director  
MANAGER : Technical Services

**In Brief:**

- A confidential report is presented as an attachment to this Agenda.

**Strategic Implications**

2.1 Conservation and restoration of the natural environment

- 2.1.9 Ensure that the health of the City's natural environment is regularly monitored and the effectiveness of environmental programs are periodically assessed.

**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.*

**ATTACHMENTS**

There are no attachments for this report.

**RECOMMEND**

T2/12/25

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

**Moved Cr S Stoneham**

**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 7.15 pm.*

***COUNCILLORS' ITEMS***

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**1 Parks and Leisure Australia Conference Attendance (Mayor R Butterfield)**

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Mayor R Butterfield provided an update on her and Cr Silver's attendance to the Parks and Leisure Australia Conference. The Mayor advised that the Piara Waters Library was a finalist in the Community Facility of the Year category after winning the WA Award earlier this year.

***EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT***

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**1 Armadale Golf Course Car Park Construction**

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The Executive Director Technical Services provided an update on the progress of the Armadale Golf Course Car Park construction to Councillors.

**MEETING DECLARED CLOSED AT 7.23 PM**

# CITY OF ARMADALE

## MINUTES

**OF COMMUNITY SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM,  
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 2  
DECEMBER 2025 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 M Silver
- Cr S Stoneham
- Cr T Thomas
- Dr C M Wielinga

### **APOLOGIES:**

**OBSERVERS:**

- Cr L Sargeson
- Cr G J Smith

**IN ATTENDANCE:**

Ms J Abbiss	Chief Executive Officer
Mr C Halpin	Manager Recreation Services
Mr R Porter	Manager Rangers & Emergency Services
Mr L Annese	Community Facilities & Recreation Coordinator
Ms L Larsen-Henry	Manager Communications & Engagement ( <i>via Teams</i> )
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 4 November 2025 be confirmed.**

**Moved Cr M Silver**

**MOTION CARRIED**

**7/0**

## **ITEMS REFERRED FROM INFORMATION BULLETIN**

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Report on Outstanding Matters – Community Services Committee

Items referred from the Information Bulletin – Issue 18 – November 2025

*None of the items from the Community Services Information Bulletin required clarification or a report for a decision of Council.*

# CONTENTS

## COMMUNITY SERVICES COMMITTEE

2 DECEMBER 2025

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<b>1.</b>	<b>RECREATION SERVICES</b>	
1.1	CONFIDENTIAL - PORTION OF HAROLD KING - INTENTION TO LEASE .....	21
1.2	PIARA WATERS SENIOR HIGH SCHOOL - SHARED USE AGREEMENTS FOR HARDCOURTS.....	23
<b>2.</b>	<b>RANGER AND EMERGENCY SERVICES</b>	
2.1	APPOINTMENT OF COUNCILLORS TO LOCAL RECOVERY COORDINATION GROUP SUB-COMMITTEES .....	32
<b>3.</b>	<b>COUNCILLORS' ITEMS</b>	
	NIL .....	38
<b>4.</b>	<b>EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT</b>	
	NIL .....	38
	<b>SUMMARY OF ATTACHMENTS .....</b>	<b>39</b>



**1.1 - CONFIDENTIAL - PORTION OF HAROLD KING - INTENTION TO LEASE**

**MEETING CLOSED TO PUBLIC**

MOVED Cr Busby that that the meeting be closed to members of the public as the matter to be discussed, if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person.

Motion Carried (7/0)

*Meeting declared closed at 7:03pm*

WARD : ALL  
FILE No. : M/723/25  
DATE : 14 November 2025  
REF : JC  
RESPONSIBLE : Executive Director  
MANAGER : Community Services

**In Brief:**

- A confidential report is presented as an attachment to this Agenda.

**Strategic Implications**

1.1.3 Support the development and sustainability of a diverse range of community groups.

1.3.1 Ensure the equitable provision of Community Facilities throughout the City.

**Legal Implications**

- *Local Government Act 1995* Section 3.58 - Disposing of Property.
- *Local Government (Functions and General) Regulations 1996, Regulation 30* – Dispositions of property to which section 3.58 of the *Local Government Act 1995* does not apply i.e. exempt dispositions.

**Council Policy/Local Law Implications**

Policy – *Lease and Licence*

**Budget/Financial Implications**

The leasing of the facility will reduce expenses incurred by the City by way of maintenance obligations and outgoings as these are the responsibility of the lessee.

The implications of this impact will be influenced by the particulars of the final lease. The impact on City revenue will be dependent upon the successful lessee and the corresponding lease fee.

**Consultation**

1. Affinity Education
2. City Legal
3. McGees Property Valuations

*A Confidential Report is presented at Attachment B-1 to this Agenda. The matter is considered confidential under S5.23(2)(c) of the Local Government Act 1995 as the matter, if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person.*

#### **ATTACHMENTS**

There are no attachments for this report.

#### **RECOMMEND**

C1/12/25

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

**Moved Cr K Busby, Opposed Cr K Jorgensen**

**Seconded Cr S Stoneham**

**MOTION CARRIED**

**4/3**

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

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

Motion Carried (7/0)

*Meeting declared open at 7:39pm*

***1.2 - PIARA WATERS SENIOR HIGH SCHOOL - SHARED USE AGREEMENTS FOR  
HARDCOURTS***

---

WARD : ALL  
FILE No. : M/211/25  
DATE : 13 November 2025  
REF : AD/LA  
RESPONSIBLE : Executive Director  
MANAGER : Community Services

**In Brief:**

- In July 2024 Council endorsed the key terms for a land lease for a portion of land at Piara Waters Senior High School (C18/7/24).
- Recommend to authorise the Chief Executive Officer and Mayor to sign and execute a Shared Use Agreement with the Department of Education for a portion of the Piara Waters Senior High School based on the key terms outlined in Option 1.

**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 (SCP):**

- 1.2 Improve Community Wellbeing
  - 1.2.3 Facilitate the delivery of health and wellbeing programs and services within the community
- 1.3 Community facilities meet community needs
  - 1.3.1 Provide facilities and services to meet the growth demands and diverse needs of the wider Armadale community
- 1.4 An Inclusive and Engaged Community supported by diverse voices and active participation

- 1.4.2 Encourage the provision of inclusive and accessible facilities, services and programs within the community.

Community Health and Wellbeing Plan

1.1.2 Increase opportunities and support available for residents to lead active lifestyles

- 1.1.2.4 Deliver key community and sporting projects throughout the City to encourage spaces and places where community meet, share resources and are able to build proud, strong and healthy local communities

**Legal Implications**

- *Land Administration Act 1997* – leasing of Crown land
- *Transfer of Land Act 1893*

**Council Policy/Local Law Implications**

- Policy – *Community Facilities and Reserves Fees and Charges*

**Budget/Financial Implications**

Following discussions with the Department of Education and internal departments, it is recommended that the Department of Education pay the City of Armadale \$5,000 per annum with 2% fixed increases to contribute to the routine maintenance costs of the courts. The City will generate hire revenue through hiring of the courts and floodlights outside of the Department of Education's times of use.

An indirect cost to the shared use agreement for use the hardcourts is that the project to construct the change rooms and floodlights at the site is proposed to be 100% Development Contribution Plan (DCP) funded and the total estimated project cost is \$1,002,679. This figure consists of estimates of \$664,600 for the change room facility and \$338,079 for the floodlights. Noting that this report is to seek endorsement for the key terms for the shared use agreement of the hardcourts only.

**Consultation**

1. Department of Education
2. Piara Waters Senior High School
3. Relevant City Departments
  - a. Service Delivery
  - b. City Legal
  - c. Project Delivery

**BACKGROUND**

The City has been investigating the options for hard-court facilities in the Harrisdale and Piara Waters area for a period of time. The provision of hard courts in this area for community use will allow a local club or community groups to access infrastructure and utilise the future changeroom facilities.

Previous engagement with local netball clubs has highlighted the barriers that they face are access to courts, storage facilities and the operation across multiple venues rather than one centralised venue.

There are some courts available for general public use within the City but vary in condition and generally don't have supporting infrastructure and amenities such as floodlights and toilets. The only current netball courts within the City which has supporting infrastructure and amenities is at Cross Park, Roleystone.

The City liaises regularly with the Department of Education (the Department) about school provision of shared use sites. Piara Waters Senior High School opened in 2023 and contains eight multipurpose hardcourts. When planning for the Piara Waters Senior High School gained momentum, the City enquired about a potential shared use agreement for the eight hard courts proposed for the school.

The Department have provided in principle support for the shared use of the courts and for the development of the modest associated facilities, subject to agreeing to a formal proposal and the City fully funding any facility provision above the Department's standard of provision.

Officers presented a report to Council in September 2020 regarding the proposed shared hardcourt facility at Piara Waters Senior High School. Council resolved (C27/9/20):

*That Council:*

- 1. Authorise the CEO to develop and submit a formal Facility Proposal to the Department of Education for shared use of the hardcourts and construction of associated facilities at the proposed Piara Waters Secondary College.*
- 2. Subject to the Department accepting the Facility Proposal, authorise the CEO to negotiate draft agreement/s with the Department of Education for use of the courts and associated facilities.*
- 3. Subject to progressing resolutions 1 and 2, receives a further report regarding key terms of the draft agreement/s and outlining funding options.*

Items 1 and 2 above have been completed with the City submitting a formal proposal to the Department in November 2020 and the Department accepting the proposal in December 2020.

In July 2024, Council endorsed the key terms of the land lease to allow for the construction of the changeroom facility and floodlights adjacent to the multi-purpose courts at Piara Waters Senior High School (C18/7/24). The land lease for the construction of the changeroom facility is currently in the final stages of negotiations between the Department and the City. In February 2025, Council also reviewed and endorsed the Development Contribution Plan No.3 (North Forrestdale) infrastructure cost schedule review (D4/2/25). The infrastructure cost schedule review included the DCP contributing a total of \$1,002,679 towards the construction of change rooms and floodlighting which is 100% of the estimated project costs.

The shared use agreement for use of the hardcourts is being completed separately as agreed with the Department. This report addresses the shared use agreement for the City to utilise the courts outside the Department's times of use and establish maintenance requirements for the courts.

## DETAILS OF PROPOSAL

The purpose of this report is to address the third item of the September 2020 Council resolution, specifically with relation to the shared use agreement for the hardcourts at Piara Waters Senior High School (C27/9/20):

3. *Subject to progressing resolutions 1 and 2, receives a further report regarding key terms of the draft agreement/s and outlining funding options.*

The City has been negotiating the key terms of the shared use agreement for Piara Waters Senior High School hardcourts with the Department.

The proposal is to enter into a Shared Use Agreement with the Department of Education for a term of ten (10) years with a further ten (10) year option for the use of the hardcourts at Piara Waters Senior High School. As demonstrated in the table below, it is proposed that a licence be entered into based on the following key terms:

Occupier	City of Armadale (the City)
Owner	Department of Education (the Department)
Shared Use Area	Portion of Piara Waters Senior High School located at 8 Southampton Drive, Piara Waters. Parcel identifier: Lot 9010 On Deposited Plan 414089 as depicted in Annexure 1.
Commencement	Upon Signing by both parties.
Term	Ten (10) years with a further ten (10) year option.
Contribution	The Department to pay the City \$5,000 per annum with 2% fixed annual increase for routine maintenance of the hardcourts.
Hours of Use	<p>The Department shall be entitled to use the facilities between the hours of 8.00am and 4.00pm on all school days and such other times as are first agreed to by the Parties in writing.</p> <p>The City shall be entitled to use the facilities other than the times specified above and such other times as are first agreed to by the Parties in writing.</p>
Routine Maintenance	<p>Courts are attended by the City on a weekly basis for general cleanup and routine maintenance as required.</p> <ul style="list-style-type: none"><li>▪ Routine/Weekly Maintenance to include:<ul style="list-style-type: none"><li>• Collection of litter</li><li>• Weed control</li><li>• Blow down surfaces</li><li>• Visual inspection of equipment and minor repairs as required</li><li>• Spot cleaning as required</li></ul></li><li>▪ Quarterly works include:<ul style="list-style-type: none"><li>• Pressuring cleaning of courts</li></ul></li><li>▪ Breakdown and fault repairs due to vandalism due to use of community groups or hirers is the responsibility of the CoA.</li><li>▪ Breakdown and fault repairs due to vandalism due to use of the school, the City will undertake repairs, but the</li></ul>

	<p>Department are responsible for paying.</p> <ul style="list-style-type: none"> <li>Following large events, such as carnivals, the school will be responsible for making good any damage to the courts and restoring them to a clean state.</li> </ul>
Major Maintenance	<p>Major maintenance costs are split 50/50 between the Department and the City for items including:</p> <ul style="list-style-type: none"> <li>Replacement of backboards and goal posts and marking of courts as required.</li> <li>Resurfacing as required and when funding is available.</li> </ul> <p>The City is responsible for 100% of the maintenance and replacement of the floodlights.</p>
Other	<p>The City is to be provided access to the courts during the Department's hours of use to conduct routine maintenance as agreed to by both parties.</p>

## COMMENT

A shared use agreement for the courts is vital to ensure that the City increase the provision for hardcourts available for community use within the City. The hardcourts are suitable for netball, basketball and tennis activities. If a shared use agreement for the multi-purpose courts was not executed, proceeding with the construction of the changeroom facility would not be justified as the facility would not be used. Similarly, the shared use agreement is contingent on the execution of the land lease and construction of the change rooms and floodlights. The change room and storage facility are crucial to provide supporting infrastructure for the shared use hardcourts and encourage usage and participation from the community. Trends demonstrate that sporting facilities without access to toilets and storage tend to be less utilised than those which have these amenities included.

Data modelling shows that there continues to be significant unmet demand for netball and basketball within Piara Waters and Harrisdale area, based on Netball WA and Basketball WA membership rates. The Armadale Regional Recreation Reserve is currently the only future site identified to include netball and basketball infrastructure to address the lack of provision within the City. There may be opportunities in the future to explore the provision of tennis nets owned by the City for use by community hirers. The chance to increase the community's access to courts and supporting infrastructure is a significant opportunity to increase participation in Piara Waters and Harrisdale.

### Routine and Major Maintenance

It is proposed that the City is responsible for the routine maintenance of the courts to ensure they are consistently maintained to a high standard and meet the community and hirer needs. There were concerns that if the Department were responsible for routine maintenance they could not commit to the City's level of service with relation to cleanliness and safety which would impact club and hirer use of the multipurpose courts. Particular consideration was given to the likelihood of complaints and concerns from hirers if the courts were not maintained appropriately and the lack of control the City would have to rectify any issues to meet hirer's expectations. The City's routine maintenance will include regular inspections, timely repairs and ongoing maintenance of infrastructure, equipment, and amenities.

### Terms of Shared Use Agreement

The proposed term of this agreement is ten years with an additional ten-year renewal option and is consistent with all other shared use agreements that the City has executed with the Department. Additionally, the term mirrors the proposed terms of the change room facility which has been endorsed by Council (C18/7/24). The term is also consistent with the shared use agreements for Novelli Reserve, Rossiter Playing Fields and Harrisdale High School Oval.

This term length reflects both historical precedent and practical considerations related to long-term community and infrastructure planning for both the City and the Department. The hardcourts are owned by the Department and therefore this shared use agreement would fall outside the Policy – *Lease and Licence*.

### Purpose and Benefits of Shared Use Agreements

Shared use agreements between the City and the Department are based on the following principles:

- To provide optimal provision of community infrastructure;
- To provide a cost effective way for the parties to deliver community infrastructure; and
- To reduce duplication of community infrastructure.

The shared use agreement for Piara Waters Senior High School Hardcourts between the City and the Department will provide a number benefits including:

- Activation of the Department infrastructure during non-peak times (outside traditional school hours)
- Joint contributions to the maintenance of the proposed licenced area
- Community use of schools can strengthen the connection between the school and local community groups and the local community.
- Increased access to hardcourts in the Piara Waters and Harrisdale area to meet growing demand
- Increased use provides increased passive surveillance at schools outside of traditional school hours.

## **OPTIONS**

1. Endorse the key terms as outlined below and in accordance with section 9.49A of the *Local Government Act 1995* and 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.

Occupier	City of Armadale (the City)
Owner	Department of Education (the Department)
Shared Use Area	Portion of Piara Waters Senior High School located at 8 Southampton Drive, Piara Waters. Parcel identifier: Lot 9010 On Deposited Plan 414089 as depicted in Annexure 1.
Commencement	Upon Signing by both parties.
Term	Ten (10) years with a further ten (10) year option.
Contribution	The Department to pay the City \$5,000 per annum with 2% fixed annual increase for routine maintenance of the hardcourts.



Hours of Use	<p>The Department shall be entitled to use the facilities between the hours of 8.00am and 4.00pm on all school days and such other times as are first agreed to by the Parties in writing.</p> <p>The City shall be entitled to use the facilities other than the times specified above and such other times as are first agreed to by the Parties in writing.</p>
Routine Maintenance	<p>Courts are attended by the City on a weekly basis for general cleanup and routine maintenance as required.</p> <ul style="list-style-type: none"><li>▪ Routine/Weekly Maintenance to include:<ul style="list-style-type: none"><li>• Collection of litter</li><li>• Weed control</li><li>• Blow down surfaces</li><li>• Visual inspection of equipment and minor repairs as required</li><li>• Spot cleaning as required</li></ul></li><li>▪ Quarterly works include:<ul style="list-style-type: none"><li>• Pressuring cleaning of courts</li></ul></li><li>▪ Breakdown and fault repairs due to vandalism due to use of community groups or hirers is the responsibility of the CoA.</li><li>▪ Breakdown and fault repairs due to vandalism due to use of the school, the City will undertake repairs, but the Department are responsible for paying.</li><li>▪ Following large events, such as carnivals, the school will be responsible for making good any damage to the courts and restoring them to a clean state.</li></ul>
Major Maintenance	<p>Major maintenance costs are split 50/50 between the Department and the City for items including:</p> <ul style="list-style-type: none"><li>▪ Replacement of backboards and goal posts and marking of courts as required.</li><li>▪ Resurfacing as required and when funding is available.</li></ul> <p>The City is responsible for 100% of the maintenance and replacement of the floodlights.</p>
Other	<p>The City is to be provided access to the courts during the Department's hours of use to conduct routine maintenance as agreed to by both parties.</p>

2. Do not endorse the key terms outlined in this report.

Option 1 is recommended for the reasons outline in this report.

## CONCLUSION

The shared use agreement for the hardcourts at Piara Waters Senior High School aims to enhance netball and basketball participation within the City, particularly in the Piara Waters and Harrisdale areas. As demonstrated throughout the report, there is a growing demand and need for netball and basketball infrastructure throughout the City, specifically in the Piara

Waters and Harrisdale areas. The proposed terms outlined in the shared use agreement ensure that the City will be able to provide sporting clubs and hirers with high levels of service and maintenance.

## ATTACHMENTS

1. [Facility Lease Plans 2025 - Piara Waters High School](#)

## RECOMMEND

C2/12/25

### That Council:

1. Endorse the key terms as outlined below and in accordance with section 9.49A of the *Local Government Act 1995* and 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.

<b>Occupier</b>	<b>City of Armadale (the City)</b>
<b>Owner</b>	<b>Department of Education (the Department)</b>
<b>Shared Use Area</b>	<b>Portion of Piara Waters Senior High School located at 8 Southampton Drive, Piara Waters. Parcel identifier: Lot 9010 On Deposited Plan 414089 as depicted in Annexure 1.</b>
<b>Commencement</b>	<b>Upon Signing by both parties.</b>
<b>Term</b>	<b>Ten (10) years with a further ten (10) year option.</b>
<b>Contribution</b>	<b>The Department to pay the City \$5,000 per annum with 2% fixed annual increase for routine maintenance of the hardcourts.</b>
<b>Hours of Use</b>	<p><b>The Department shall be entitled to use the facilities between the hours of 8.00am and 4.00pm on all school days and such other times as are first agreed to by the Parties in writing.</b></p> <p><b>The City shall be entitled to use the facilities other than the times specified above and such other times as are first agreed to by the Parties in writing.</b></p>
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	<ul style="list-style-type: none"><li>▪ Breakdown and fault repairs due to vandalism due to use of the school, the City will undertake repairs, but the Department are responsible for paying.</li><li>▪ Following large events, such as carnivals, the school will be responsible for making good any damage to the courts and restoring them to a clean state.</li></ul>
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Other	<p>The City is to be provided access to the courts during the Department's hours of use to conduct routine maintenance as agreed to by both parties.</p>

Moved Cr M Silver  
MOTION CARRIED

7/0

## ***2.1 - APPOINTMENT OF COUNCILLORS TO LOCAL RECOVERY COORDINATION GROUP SUB-COMMITTEES***

---

WARD : ALL

FILE No. : M/719/25

DATE : 13 November 2025

REF : RP

RESPONSIBLE MANAGER : Executive Director  
Community Services

### **In Brief:**

- Local Recovery Coordination Group Sub-committees support the City's Local Recovery Plan under the *Emergency Management Act 2005*, providing specialist advice and oversight to ensure a coordinated and effective recovery process following emergencies.
- Recommend that Council appoint nominated Councillors to the Local Recovery Coordination Group Sub-committees for the period November 2025 to October 2027.

### **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 following outcomes and objectives from the City of Armadale Strategic Community Plan 2026–2035 are directly supported by the appointment of Councillors to the Local Recovery Coordination Group Sub-committees

### **Community**

Outcome 1.1: Foster and strengthen community spirit

Objective 1.1.3: Support the development and sustainability of a diverse range of community groups.

Outcome 1.2: Improve community wellbeing

Objective 1.2.3: Facilitate the delivery of health and wellbeing programs and services within the community.

### **Environment**

Outcome 2.1: Protection and restoration of the natural environment

Objective 2.1.5: Biodiversity is managed to preserve and improve ecosystem health.

### **Economy**

Outcome 3.1: Economic growth, jobs and education

Objective 3.1.1: Facilitate vibrant and prosperous activity centres throughout the City.

### **Leadership and Innovation**

Outcome 4.1: Strategic leadership and sound management

Objective 4.1.2: Implement Integrated Planning and Governance frameworks enabling the City's strategic objectives to be achieved, providing for strong governance and integrity, and continually improving City services for the benefit of the community.

### **Legal Implications**

*Emergency Management Act 2005*

State Emergency Management Framework

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

Nil

### **Budget/Financial Implications**

The adoption of the recommendation contained in this report has no direct financial implication.

### **Consultation**

Intra-Directorate

## **BACKGROUND**

Under Section 41 of the *Emergency Management Act 2005*, local governments are legally required to prepare and maintain Local Emergency Management Arrangements ('LEMA'), which must include a Local Recovery Plan and the nomination of a Local Recovery Coordinator. The Local Emergency Management Committee ('LEMC') is responsible for developing these arrangements, including the recovery plan, to ensure recovery is effectively planned before an emergency occurs.

When an emergency impacts the community, the local government, having the statutory responsibility for recovery under the State Emergency Management Framework, may establish a Local Recovery Coordination Group ('LRCG') as the strategic decision-making body for recovery. The LRCG is stood up specifically to assist with recovery efforts and acts as the strategic decision-making body. Its role includes coordinating recovery activities, assessing impacts, developing event-specific recovery plans, and ensuring recovery programs are community-led and targeted.

The LRCG also liaises with State and Commonwealth agencies for resources and funding under programs such as the Disaster Recovery Funding Arrangements WA ('DRFAWA').

The State Emergency Management Committee ('SEMC') Local Recovery Guideline (referenced under State Emergency Management Policy 4.4 – Recovery) emphasizes that recovery is a complex, long-term process requiring collaboration across all sectors. It identifies four key recovery environments; social/community wellbeing, built infrastructure, economic and financial, and natural environment.

To address these areas, the LRCG may establish sub-committees to provide specialist advice and ensure recovery actions meet community needs. These sub-committees report to the LRCG and can be stood up or stood down as required, depending on the scale and nature of the recovery. This flexible structure ensures that governance remains effective and responsive throughout the recovery process.

Recent reviews of WA recovery arrangements highlight the importance of clarity, capability, and collaboration between agencies and local governments. Effective recovery governance through the LRCG and its sub-committees ensures that recovery efforts are coordinated, inclusive, and aligned with both local priorities and State-level support mechanisms.

## **DETAILS OF PROPOSAL**

Council is requested to appoint nominated Councillors to the LRCG Sub-committees for the period November 2025 – October 2027. These sub-committees form an integral part of the City's Local Recovery governance structure under the *Emergency Management Act 2005* and the City of Armadale Local Recovery Plan. Their purpose is to provide specialist advice and oversight across the four key recovery environments; Community & Wellbeing, Built Infrastructure, Economic & Financial, and Natural Environment, to ensure a coordinated and effective recovery process following emergencies.

Each sub-committee will work under the direction of the LRCG, which is responsible for strategic decision-making and overall recovery management. The sub-committees will engage with relevant agencies, community stakeholders, and service providers to identify priorities, develop recovery strategies, and monitor progress. Councillor appointments will provide governance oversight, community representation, and strategic leadership to ensure recovery actions align with local needs and legislative requirements.

The proposed appointments will continue until the next ordinary local government election or until otherwise determined by Council. Previous appointments for each sub-committee are outlined in the tables below.

### **Community & Wellbeing Sub-Committee**

The Community & Wellbeing Sub-committee exists to restore and strengthen the social fabric and overall wellbeing of the community following an emergency. Its role is to provide advice and guidance on programs that support emotional, social, and cultural recovery, ensuring that the affected community is informed and actively involved in decision-making. The sub-committee assesses the need for personal support services such as counseling and housing assistance across short, medium, and long-term recovery phases.

It works closely with agencies including the Australian Red Cross, Salvation Army, and the Department of Communities to coordinate resources and deliver services. By monitoring progress and reporting regularly, the sub-committee ensures that recovery actions align with community needs and contribute to resilience building.

Council/Representation Required	Prior Appointments
Chairperson	Cr P Hetherington
2 x Deputy Chairpersons	Cr K Busby Cr J Joy JP

### **Built & Infrastructure Sub-Committee**

The Built & Infrastructure Sub-committee is responsible for overseeing the restoration and reconstruction of essential services and physical assets impacted by an emergency. This includes assessing damage to roads, bridges, utilities, and public facilities, and developing reconstruction plans in collaboration with agencies such as Main Roads, Western Power, and Telstra.

The sub-committee prioritises infrastructure projects that support immediate recovery while also considering long-term resilience. It monitors progress, ensures compliance with safety standards, and provides recommendations to the LRCG to facilitate efficient and effective rebuilding efforts.

Council/Representation Required	Prior Appointments
Chairperson	Cr K Busby
2 x Deputy Chairpersons	Cr J Keogh Cr K Kamdar

### **Economic & Financial Sub-Committee**

The Economic & Financial Sub-committee plays a critical role in supporting economic recovery and managing financial assistance programs for individuals and businesses affected by an emergency. It provides advice on restoring local businesses and employment opportunities, working closely with the Chamber of Commerce and industry stakeholders to address economic impacts.

The sub-committee oversees the disbursement of donations and relief funds, such as those managed through the Lord Mayor's Distress Relief Fund ('LMDRF'), ensuring fairness, transparency, and privacy protections. It also develops eligibility criteria for financial assistance and identifies opportunities for economic revitalisation, including tourism recovery, to help restore the City's economic stability.

Council/Representation Required	Prior Appointments
Chairperson	Cr J Keogh
2 x Deputy Chairpersons	Cr P Hetherington Cr M Hancock

### **Natural Environment Sub-Committee**

The Natural Environment Sub-committee focuses on guiding the restoration and protection of the natural environment following an emergency.

It assesses environmental damage to areas such as waterways, bushland, and wildlife habitats, and recommends priority restoration projects including weed control and erosion management.

The sub-committee facilitates community education programs to promote environmental recovery and resilience, and coordinates with agencies such as the Department of Biodiversity, Conservation and Attractions ('**DBCA**') and local environmental groups for technical support. By monitoring progress and reporting on ecological recovery initiatives, the sub-committee ensures that environmental restoration remains a key component of the overall recovery process.

Council/Representation Required	Prior Appointments
Chairperson	Cr S Stoneham
2 x Deputy Chairpersons	Cr C M Wielinga Cr J Keogh

## COMMENT

Appointing Councillors to the LRCG Sub-committees ensures governance oversight, strategic decision-making, and alignment with the City's Local Recovery Plan. It also strengthens collaboration with State agencies and community stakeholders, enabling timely and effective recovery actions that reduce long-term social and economic impacts.

Conversely, failure to appoint Councillors to the LRCG Sub-committees presents several risks to the City's ability to meet its statutory obligations under the *Emergency Management Act 2005* and the State Emergency Management Policy 4.4 – Recovery.

Without designated leadership and representation, recovery efforts may lack coordination, resulting in delays in restoring essential services, supporting community wellbeing, and managing financial and environmental recovery. This could lead to reputational damage, reduced community confidence, and potential non-compliance with legislative requirements.

## CONCLUSION

The appointment of Councillors to the LRCG Sub-committees is a critical step in ensuring the City of Armadale meets its statutory obligations under the *Emergency Management Act 2005* and delivers an effective, coordinated recovery process.

These appointments provide governance oversight, community representation, and strategic leadership across all recovery environments of social, economic, natural, and built. By endorsing these appointments, Council strengthens its capacity to respond to emergencies, restore community resilience, and align recovery actions with both local priorities and State-level frameworks.



**ATTACHMENTS**

There are no attachments for this report.

**RECOMMEND**

C3/12/25

**That Council appoint nominated Councillors to the following Local Recovery Coordination Group Sub-committees, for the period November 2025 to October 2027 as follows:**

<b>Sub-Committee Name</b>	<b>Chairperson</b>	<b>Deputy Chairpersons</b>
<b>Community &amp; Wellbeing</b>	<b>Cr P A Hetherington</b>	<b>Cr T Thomas</b>
<b>Built &amp; Infrastructure</b>	<b>Cr K Busby</b>	<b>Cr K Jorgensen</b>
<b>Economic &amp; Financial</b>	<b>Cr K Jorgensen</b>	<b>Cr K Busby</b>
<b>Natural Environment</b>	<b>Dr C M Wielinga</b>	<b>Cr S Stoneham</b>

**Moved Cr K Busby**  
**MOTION CARRIED**

7/0

***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 7:39PM**

COMMUNITY SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
2 DECEMBER 2025		
ATT NO.	SUBJECT	
1.2	PIARA WATERS SENIOR HIGH SCHOOL - SHARED USE AGREEMENTS FOR HARDCOURTS	
1.2.1	Facility Lease Plans 2025 - Piara Waters High School	

*The above attachments can be accessed from the Minutes of the Community Services Committee meeting of 2 December available on the City's website*

# CITY OF ARMADALE

## MINUTES

OF DEVELOPMENT SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 8 DECEMBER 2025 AT 7:02PM

---

**Official Opening and Acknowledgement Of Country read by Dr C Wielinga**

*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:**

Dr C M Wielinga(Chair) *(via Teams)*  
Mayor R Butterfield *(via Teams)*  
Cr J Keogh *(via Teams 7.00pm – 7.51pm)*  
Cr L Sargeson *(via Teams)*  
Cr A Singh *(via Teams)*  
Cr G J Smith *(via Teams 7.07pm)*  
Cr T Thomas *(via Teams)*  
Cr S Stoneham *(Deputy to Cr S J Mosey) (via Teams)*

**APOLOGIES:**

Cr S J Mosey (Leave of Absence)

**OBSERVERS:**

Nil

**IN ATTENDANCE:**

Ms J Abbiss	Chief Executive Officer <i>(via Teams)</i>
Mr P Sanders	Executive Director Development Services
Mr J Lyon	Executive Director Corporate Services <i>(via Teams)</i>
Ms L Larsen-Henry	Manager Communications & Engagements <i>(via Teams)</i>
Mrs N Mathieson	Executive Assistant Development Services <i>(via Teams)</i>

**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 Development Services Committee Meeting held on 17 November 2025 be confirmed.**

**Moved Cr L Sargeson**

**MOTION CARRIED**

**8/0**

**ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 19 - DECEMBER 2025**

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*No items were raised for further investigation or report.*

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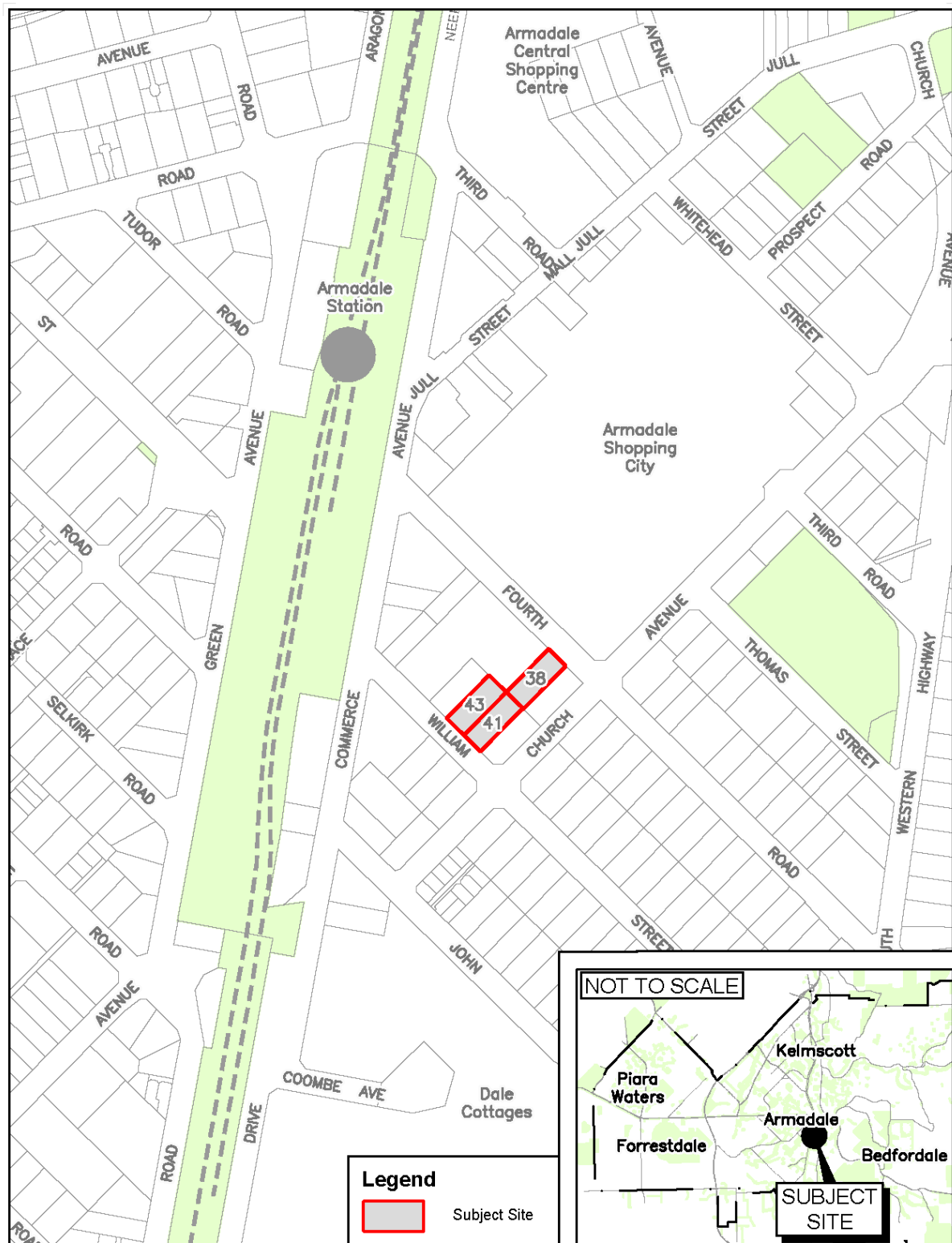
# CONTENTS

## DEVELOPMENT SERVICES COMMITTEE

8 DECEMBER 2025

---

<b>1. STRATEGIC PLANNING</b>	
1.1 REQUESTED ACCESS TO 43 WILLIAM STREET, ARMADALE .....	43
<b>2. SCHEME AMENDMENTS &amp; STRUCTURE PLANS</b>	
2.1 MODIFICATIONS REQUIRED TO PROPOSED AMENDMENT NO.127 TO TOWN PLANNING SCHEME NO.4 - FORRESTDALE TOWNSITE EAST .....	51
<b>3. MISCELLANEOUS</b>	
3.1 UDIA NATIONAL CONGRESS - ADELAIDE 16-18 MARCH 2026 .....	66
3.2 CONFIDENTIAL REPORT - REQUEST TO NAME ARMADALE BADMINTON CENTRE. ....	69
<b>4. COUNCILLORS' ITEMS</b>	
NIL .....	71
<b>5. EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT</b>	
UPDATE ON METRONET LANDSCAPING.....	32
<b>SUMMARY OF ATTACHMENTS .....</b>	<b>72</b>



# LOCATION PLAN

Lot 32 (No. 43) Williams Street, Armadale

50 0 50 100m



SCALE 1 : 5000

DATE 10 November 2025 - REVISION 2501  
p:\eudocad\agenda\_g\drawing62025\12 december\ad\_43\_william\dwg

Based on information provided by and with the permission of the  
Western Australian Land Information Authority (LIDAR) as of 10/11/2025.  
Aerial photography supplied by Google, Produced by: WGA



**1.1 - REQUESTED ACCESS TO 43 WILLIAM STREET, ARMADALE**

WARD : MINNAWARRA

FILE No. : M/703/25

DATE : 1 December 2025

REF : SD

RESPONSIBLE MANAGER : Executive Director  
Development Services

APPLICANT LANDOWNER : Peter Hobbs Architect  
43 William Street - 3D  
Property Pty Ltd  
41 William Street and  
38 Fourth Road – City  
of Armadale

PROPERTY : Lot 33 (43) William  
Street, Lot 32 William  
Street and Lot 28 (38)  
Fourth Road, Armadale

ZONING MRS  
TPS No.4 : Central City Area  
Strategic Regional  
Centre (R-AC0)

**In Brief:**

- A written request has been received seeking City of Armadale support for continued vehicular and pedestrian access to Lot 32 (43) William Street via City owned car parks located at Lot 33 (41) William Street and Lot 28 (38) Fourth Road, Armadale.
- Lodgment of a development application for Lot 32 (43) William Street, Armadale is pending authorisation by the City as a landowner of Lot 33 (41), or formalisation of legal vehicle access.
- Historic aerial photographs show the car park facilities on William Street and Fourth Road have been operational for approximately 35 years.
- It is recommended that Council grant in-principle support for the requested access via Lot 33 (41) William Street only, and authorise the Chief Executive Officer to sign a development application form relevant to Lot 33 (41) William Street, Armadale.

**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**

City of Armadale Strategic Community Plan 2026 – 2035

- 2.2.1 Focus on achieving high streetscape amenity in new developments.
- 2.5.2 Seek tree retention in new developments.
- 3.1.1 Facilitate vibrant and prosperous activity centres throughout the City.

### **Legal Implications**

- *Transfer of Land Act 1893*
- *Land Administration Act 1997*
- *Land Administration Regulations*
- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- City of Armadale Town Planning Scheme No.4

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

- Parking and Parking Facilities Local Law
- Armadale Retail (Commercial) Centres Strategy 2020
- Integrated Transport Strategy 2023-2050
- Local Planning Strategy
- Armadale Strategic Metropolitan Activity Centre Structure Plan
- Armadale Strategic Metropolitan Activity Centre Structure Plan Parking Supply and Management Strategy

### **Budget/Financial Implications**

The recommended Option 1 to give in-principle support for the request to access via Lot 33 (41) William Street Armadale, has no budget implications. All costs would need to be met by the applicant. Ongoing maintenance costs for the City's car park facilities are already met in Asset Management operational budget.

Lot 33 (41) William Street is a strategic land asset, owned in freehold by the City of Armadale. Should Council support the requested vehicular access, and development approval is subsequently granted with access in the location on the development plans and then constructed, the owner will have vehicles access movements across the City's lot. Whilst this would not prevent further redevelopment of the lot, it would inhibit the scope of redevelopment as vehicle access would need to be maintained.

### **Consultation**

- Development Services - Statutory Planning and Strategic Planning
- Corporate Services - City Legal
- Technical Services - Asset Management

## **BACKGROUND**

The following summary details the land purchases and planning/development approvals relevant to the subject and surrounding properties, and provided for context:

- October 1984 - Lot 28 (38) Fourth Road transferred to the (then) Town of Armadale in Fee Simple as land payment for cash-in-lieu of parking.

- February 1986 - Lot 33 (41) William Street was purchased by the Town of Armadale in Fee Simple.
- August 1987 - The Town of Armadale approved a proposed shop and caretakers' residence on Lot 32 (43) William Street, subject to establishment of reciprocal vehicle access rights for abutting land, with car parking to the rear and approved access via 41 William Street.
- March 1987– Planning approval issued for a proposed showroom/shop development on (now) Lot 500 (42) Fourth Road, with vehicle access via 38 Fourth Road and 41 William Street, and construction of car parking on those parcels at the cost of the developer.
- November 1987 – Approval issued for revised plans for the proposed showroom/shop development on (now) Lot 500 (42) Fourth Road, with a 7 car bay shortfall, subject to construction of parking on 38 Fourth Road and 41 William Street (constructed 1988-1990).
- February 1990 - A Right of Carriageway Easement was established on Strata Plan 17609 over 42 Fourth Road, to the benefit of 45 William Street, 38 Fourth Road and 28 Commerce Avenue.
- August 1996 - Planning approval granted for a medical surgery and pharmacy on Lot 1 (55) Church Avenue (corner William Street). Vehicular access via Church Avenue was prohibited, and subject to an access easement and approved access via 41 William Street to the rear carpark (constructed ~1999/2000).
- November 2000 - Planning approval was granted under delegated authority for an office and showroom on Lot 27 (49) Church Avenue (corner Fourth Road). Vehicular access via Church Avenue was prohibited, and subject to an access easement and approved access via 41 William Street to the rear car park (constructed ~2001).
- May 2012 - Council resolved (D28/5/12) to refuse planning approval for a large office building on both Lot 32 (43) and Lot 31 (45) William Street, due in part to car parking shortfall and unsupported modifications to the City's car park on 41 William Street.
- October 2012 - SAT requested the City's reconsideration. Council resolved (D71/10/12) to grant planning approval for the office development with direct vehicle access and shared use of the car park on 41 William Street.

## **DETAILS OF PROPOSAL**

The purpose of this report is to seek Council's consideration of a written request from Peter Hobbs Architect to support vehicular and pedestrian access to the side boundary of Lot 32 (43) William Street, via City owned car parking areas on Lot 33 (41) William Street and Lot 28 (38) Fourth Road, Armadale. The requested access seeks to facilitate lodgment of an application for development of two offices and childcare premises proposed for Lot 32 (43) William Street, Armadale.

## **CONSULTATION**

City Legal advised that a registered reciprocal access easement or other legal agreement/mechanism encumbering the land would enable enduring and legal access in favour of 43 William Street. Further, just allowing or permitting a use that relies on access over the City's land, in any way, (without a formal and/or registered agreement) could result in (or amount to) a disposal of or grant of a right or interest in City land to 43 William Street. Accordingly, as the proposed access right may directly or indirectly result in the disposal or granting of a right or interest in City land and could encumber or otherwise impact the value or future use of that land, it is recommended that a decision of Council is sought.

## **COMMENT**

Mr Peter Hobbs, on behalf of the landowners of Lot 32 (43) William Street requests support to formalise the existing access point into the car park at the rear of Lot 32 (43) William Street via Lot 33 (41) William Street and Lot 28 (38) Fourth Road.

Mr Hobbs contends that the mixed-use lots bounded by William Street, Church Avenue, Commerce Avenue and Fourth Road are serviced via a network of internal lanes and carpark parks; plus access would reduce street crossovers and enhance the pedestrian friendly and walkable city centre.

Mr Hobbs has also offered to formalise the access via a Deed (of Agreement) or as an easement over the land titles, to enable processing of the development application, with access arrangements to be formalised through a condition of approval. A copy of the written request and concept plan is provided as an Attachment.

The request has been made to facilitate vehicular access to a parking area and pedestrian access via a new pathway to the rear of a proposed commercial development on 43 William Street, including removal of one existing car parking bay on the City's Lot 33 (41) William Street.

For context, a development application was lodged with the City in March 2025 for a three-storey commercial development consisting of two offices and childcare premises development on Lot 32 (43) William Street, for determination by the Metro Outer Development Assessment Panel (MODAP).

Preliminary development plans are provided as an attachment for information purposes only. The applicant has indicated a willingness to lodge the development application with the City of Armadale for determination, instead of the MODAP.

The application proposed vehicular access only via the City owned car park at Lot 33 (41) William Street. The City had not provided consent to the application as the landowner of Lot 33 (41) William Street and legal right of access was not demonstrated by the applicant, with the application deemed incomplete and returned to the applicant.

Noting preliminary advice from the City's Design Review Panel provided in December 2024, City staff have liaised with the applicant over the intervening period, with various options provided to enable application lodgment, including redesigning the development with direct access via William Street.

Although Lot 28 (38) Fourth Road was acquired for the purpose of car parking and Lot 33 was acquired by the City, as the owner of freehold lots the City could dispose, develop or change the use of the land. The pending development application for Lot 32 (43) William Street proposes a parking area that relies on the City's land for access and potentially shared parking, which will influence future options, however the car parking purpose of the City's land can continue.

Whilst the requested access relates to both Lot 33 (41) William Street and Lot 28 (38) Fourth Road, formal access is only necessary via the car park on Lot 33 (41) William Street. Any in-principle support from Council and any arrangements/condition upon determination of the future development application should be limited only to Lot 33 (41) William Street, Armadale.

Whilst there may be some advantages to such a proposal, there are also financial considerations for the City to consider that are separate to the development application processes. Should Council resolve not to support the requested access via Lot 33 (41) William Street, a development proposal for Lot 32 (43) William Street will require direct vehicle access via William Street or potentially via agreement with other adjoining properties to the rear.

Should Council support the requested access, it is unlikely to prevent construction of a multiple story car park on Lot 33 (41) Williams Street, noting however that such a structure may need integration with adjoining properties. There are no plans for a multi-story car park, however ensuring this can be achieved in the long term as an option for the City would be appropriate. Any legal arrangements or agreements entered into with the proponent should preserve the ability to enable future integrated use of the land, whilst continuing the vehicle access.

Under the Draft Armadale Strategic Metropolitan Activity Centre Structure Plan (draft Structure Plan), the subject and surrounding properties are located within Precinct 5 – William, with potential for multiple dwellings, commercial, educational, medical and civic uses.

Section 4.2 of the draft Structure Plan requires, amongst other things, integration of vehicle and pedestrian access; parking areas screened from public view by buildings and landscaping; and sharing car parking areas and entrances. Section 6.5 of the draft Structure Plan encourages shared and reciprocal parking to be secured by covenants on title or similar legal agreements.

The requested access to facilitate the future development of Lot 32 (43) William Street is generally consistent with requirements of the draft Structure Plan, with detailed assessment to be undertaken upon lodgment of a development application.

Historic aerial photographs show construction of the car park on Lot 33 (41) William Street and Lot 28 (38) Fourth Road between 1987 to 1990, and therefore in operation for approximately 35 years. A further option open to Council therefore is to request that the Chief Executive Officer formalise the historical vehicular access through Lot 33 (41) William Street and Lot 28 (38) Fourth Road car park facilities, via registration of a reciprocal rights-of-carriageway easement, in favour of the four surrounding properties (i.e. Lots 1-12 (42) Fourth Road, Lot 27 (49) Church Avenue, Lot 1 (55) Church Avenue, and Lot 32

(43) William Street, Armadale). This option is not recommended in this report to ensure the City has future redevelopment options for the City's lots.

## **OPTIONS**

In relation to requested vehicular access, the options available to Council include:

1. Resolve to give in-principle support for the requested access via Lot 33 (41) William Street to Lot 32 (43) William Street, Armadale and authorise the Chief Executive Officer to sign a development application form relevant to both Lot 33 (41) and Lot 32 (43) William Street, Armadale.
2. Resolve to authorise the Chief Executive Officer to formalise historic legal vehicular access by registering a reciprocal rights-of-carriageway easement burden over both Lot 33 (41) William Street and Lot 28 (38) Fourth Road, Armadale for the benefit of all four surrounding lots.
3. Resolve to not support the requested vehicular access via Lot 33 (41) William Street to Lot 32 (43) William Street and provide reasons.

Option 1 is recommended to enable the lodgment and without prejudice assessment of a development application for Lot 32 (43) William Street, Armadale.

## **CONCLUSION**

A written request has been received to support vehicular and pedestrian access to the side boundary of Lot 32 (43) William Street, via City owned car parking areas on Lot 33 (41) William Street and Lot 28 (38) Fourth Road, Armadale.

It is recommended that Council grant in-principle support for the requested access via Lot 33 (41) William Street only and authorise the Chief Executive Officer to sign a development application form and formal assessment relevant to the City owned Lot 32 (43) William Street.

## **ATTACHMENTS**

1. [Aerial Plan](#)
2. Existing Easement Plan
3. Written Request Concept Plan
4. Preliminary Development Plans

Officer Recommendation

That Council:

1. Gives in-principle support for the requested access via Lot 33 (41) William Street only for future development of Lot 32 (43) William Street, Armadale.
2. Authorises the Chief Executive Officer to sign a development application form for lodgement and formal assessment in relation to the City owned property being Lot 33 (41) William Street to provide vehicle access to the adjoining privately owned property being Lot 32 (43) William Street, Armadale for development.

Cr S Stoneham moved an alternate recommendation.

**COMMITTEE RECOMMENDATION**

**D1/12/25**

**That Council:**

1. **Advise the applicant that it is not prepared to support the requested access via the City's Lot 33 (41) William Street, Armadale due to concerns regarding access, pedestrian movements in the car park and future redevelopment potential.**
2. **Advise the applicant that the City may be prepared to consider supporting the requested access following a redesign of the proposed development with the pedestrian entry to the child care centre being from the street or a dedicated pedestrian path and not across the City's Lot 33 (41) William Street, Armadale.**

**Moved Cr S Stoneham**  
**MOTION CARRIED**

**7/0**

***2.1 - MODIFICATIONS REQUIRED TO PROPOSED AMENDMENT NO.127 TO  
TOWN PLANNING SCHEME NO.4 - FORRESTDALE TOWNSITE EAST***

WARD : LAKE

FILE No. : M/722/25

DATE : 1 December 2025

REF : MK

RESPONSIBLE  
MANAGER : EDDS

APPLICANT : CLE

LANDOWNER : Various

SUBJECT LAND : Various

ZONING  
MRS : Rural, Primary Regional  
Road.

TPS No.4 : Rural Living 2, Parks and  
Recreation Reserve -  
Local, Public Purpose -  
Drainage

**In Brief:**

- Amendment 127 was initiated by Council at their meeting held on 24 February 2025. The Amendment was forwarded to Western Australian Planning Commission (WAPC) for Consent to Advertise, to be granted by the Minister for Planning.
- On 22 October 2025, WAPC's Statutory Planning Committee resolved to require modifications to the Amendment and for the Amendment to be resubmitted for Consent to Advertise once modifications are complete.
- Modifications required by WAPC include substantial modification of provisions related to tree retention that Council included in the Amendment for insertion in Schedule 8 of the Town Planning Scheme.
- Recommend that Council resolve to adopt the modified Amendment 127 and, write to the WAPC and the Minister for Planning requesting that the proposed modifications be reconsidered and that Consent to Advertise be granted on this basis.

**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

- 2.1 Protection and restoration of the natural environment and the reduction of Environmental Impacts.
- 2.1.5 Biodiversity is managed to preserve and improve ecosystem health.
- 2.2.1 Focus on achieving high streetscape amenity in new developments.
- 2.5.1 Align the Land Use Planning framework with the City's strategic objectives, facilitating sustainable design and development.
- 2.5.2 Seek tree retention in new developments.

### **Legal Implications**

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Scheme) Regulations 2015*
- Metropolitan Region Scheme
- Town Planning Scheme No.4

### **State Planning Policies and Strategies**

- Perth and Peel @ 3.5 million
- South Metropolitan Peel Sub-regional Planning Framework
- Southern River/ Forrestdale/ Brookdale/ Wungong District Structure Plan
- State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region
- Draft State Planning Policy 2.9 Planning for Water
- State Planning Policy 3.7 Planning in Bushfire Prone Areas

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

- Local Planning Strategy 2016
- Draft Local Planning Strategy 2024
- Town Planning Scheme No.4
- Strategic Community Plan 2026-2035
- Corporate Business Plan 2022/23-2025/26
- Draft Biodiversity Strategy 2024-2029
- LPP PLN 2.4 Landscape Feature and Tree Preservation

### **Budget/Financial Implications**

Nil direct financial implications. Subsequent land development generates additional rate base, service demand, and capital and operational costs for new/upgraded infrastructure/local facilities.

### **Consultation**

Amendment 127 was submitted to the Western Australian Planning Commission (WAPC) for Consent to Advertise from the Minister for Planning. Public consultation will not occur until this consent is granted by the Minister.



## BACKGROUND

At their meeting held on 24 February 2025 Council resolved (D6/2/25) to initiate Amendment 127 and forward the amendment to the WAPC for the purpose of obtaining Consent to Advertise from the Minister for Planning.

The area the subject of Amendment 127 to Town Planning Scheme No.4 was designated “Rural” and “Urban Expansion” with a “Short to Medium Term (2015-2031)” staging timeframe in the South Metropolitan and Peel Sub-Regional Planning Framework (Framework), which forms part of the State Government’s Perth and Peel @ 3.5 million strategic suite of planning documents. A smaller area was identified as “Urban Investigation” due to a number of possible development constraints.

An amendment to the Metropolitan Region Scheme (MRS) to rezone land in the area to the Urban zone, Parks and Recreation reserve and Primary Regional Road reserve was approved by the Minister for Planning and took effect on 4 October 2024.

An application to amend Town Planning Scheme (TPS) No.4 to bring it into compliance with the amended MRS was subsequently considered by the Council in February 2025. As part of their resolution to initiate Amendment 127 to TPS No.4, Council adopted the following provisions for insertion in Schedule 8 Development (Structure Planning) Areas of TPS No. 4 as follows:

No.	Description of Land	Additional provisions applicable to subdivision and development
73.	Forrestdale Townsite East Urban Development Precinct	<p>73.1 Comprehensive planning for the area shall be undertaken by the preparation of a Structure Plan to guide subdivision and development.</p> <p>73.2 In addition to standard requirements, the following plans are to be prepared by the applicant and approved by the City of Armadale as part of the Structure Plan:</p> <ul style="list-style-type: none"><li>a) A Local Water Management Strategy, prepared in accordance with any relevant District Water Management Strategy, in consultation with the Department of Water and Environmental Regulation.</li><li>b) A Bushfire Management Plan.</li><li>c) An acoustic assessment to address impact of transport noise.</li><li>d) A Traffic Impact Assessment that addresses the future upgrade and configuration of the Forrest Road / Armadale Road intersection.</li><li>e) A Wildlife Protection and Relocation Plan for any threatened and priority fauna identified through a fauna survey within the structure plan area.</li><li>f) A tree canopy assessment of the existing canopy cover and proposed canopy cover (at Day 1 and at 10 years) of the scheme amendment area shall be provided.</li></ul>

		<p>73.3 <i>The Structure Plan shall provide for the following environmental values to be retained and where possible, enhanced through subdivision and development stages:</i></p> <ul style="list-style-type: none"> <li><i>a) The banksia woodland vegetation within POS Areas.</i></li> <li><i>b) Wetland UFI 13140 and buffer, with the buffer extent informed by a wetland buffer assessment.</i></li> <li><i>c) Trees containing potentially suitable nesting hollows for threatened species of black cockatoo, or trees with structural characteristics that may indicate presence of suitable hollows for black cockatoos.</i></li> <li><i>d) Preliminary Arboricultural Report for all trees with a DBH &gt; 200mm to assist with identification of trees worthy of retention.</i></li> <li><i>e) Retention of existing trees wherever possible to mitigate climate change, urban heat island effect and promote urban greening and tree canopy.</i></li> <li><i>f) A tree canopy assessment of the existing canopy cover and proposed canopy cover (at Day 1 and at 10 years) of the scheme amendment area shall be provided.</i></li> </ul> <p>73.4 <i>Prior to the implementation of subdivision, the following plans are to be prepared to manage potential impacts to environmental values:</i></p> <ul style="list-style-type: none"> <li><i>a) Preparation of a Wetland Management Plan prepared using the EPA Guidance Statement 33 which requires CCW wetlands to be afforded a 50m buffer. The plan should include revegetation and landscaping commitments with detailed revegetation requirements. The plan should make commitments to a Construction Environmental Management Plan which identifies sediment and erosion control, dieback controls and fauna management at the subdivision and civils stage.</i></li> <li><i>b) Environmental Management Plan, addressing actions to prevent and manage impacts of urban development on areas of retained vegetation and fauna habitat to the satisfaction of the Local Government.</i></li> </ul> <p>73.5 <i>The Structure Plan shall provide design and management responses for implementation through subdivision and development, addressing:</i></p> <ul style="list-style-type: none"> <li><i>a) Visual impact of noise attenuation measures.</i></li> <li><i>b) Mosquito management.</i></li> <li><i>c) The interface between the urban area and the Western Power and Water Corporation easements on the eastern boundary of the urban area and any required enhancements such as fencing and landscaping to the satisfaction of the Local</i></li> </ul>
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		<i>Government and the abovementioned State Government authorities.</i>
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In accordance with the Council's resolution of 24 February 2025, Amendment 127 was subsequently forwarded to the WAPC with the request for Consent to Advertise.

The City was subsequently advised by the DPLH officer assessing the Scheme Amendment that they would be recommending to the Western Australian Planning Commission that they resolve to require modifications to the provisions to go into Schedule 8 of the City's Scheme with regard to Amendment 127. A draft schedule of modifications to the Schedule 8 provisions was forwarded to the City. The City met with the DPLH officer regarding the proposed modifications and following that meeting also lodged additional written information in support of the provisions adopted by the Council with DPLH.

On 22 October 2025 a confidential report on the proposal was included on the WAPC's Statutory Planning Committee (SPC) agenda. Reports and recommendations made by Department of Planning Lands and Heritage officers to the SPC with regard to Scheme Amendments are confidential. The City lodged a written Deputation to that meeting in support of retaining the proposed Schedule 8 provisions as adopted by the Council and provided sound justification for the proposed scheme provisions.

On 6 November 2025, the WAPC wrote to the City advising the following:

*Pursuant to section 83A of the Planning and Development Act 2005, the Department of Planning, Lands and Heritage (the Department), in regards to draft Local Planning Scheme No. 4 Amendment No. 127, has resolved to:*

- 1) require the local government to modify the proposed amendment in accordance with the attached Schedule of Modifications (Attachment 5); and*
- 2) require the local government to resubmit the modified amendment for approval to advertise in accordance with section 83A(2)(a) of the Planning and Development Act 2005.*

Following a request by the City to the DPLH about whether this decision was made by the Minister or by the DPLH under delegated authority, the DPLH advised the following:

*The Minister's decision, under section 83A(2) of the Act, was done under delegation, pursuant to MIN DEL 2023 – Ministerial Delegation to Officer (Section 83A), gazetted 1 August 2023.*

The above advice identifies that the Scheme Amendment has not actually been referred to the Minister for Planning for consideration.

## **DETAILS OF PROPOSAL**

To consider the WAPC's modification to Amendment No. 127.

The provisions to go in Schedule 8 of the town planning scheme with regard to the development of the Forrestdale Townsite East area and the DPLH's modified provisions are set out in the table below:

**Modifications required by WAPC for Amendment 127 Forrestdale Townsite East**

Provisions as per Council Resolution	Modifications	Modified Provisions from WAPC
<p>73.2 In addition to standard requirements, the following plans are to be prepared by the applicant and approved by the City of Armadale as part of the Structure Plan:</p> <p>a) A Local Water Management Strategy, prepared in accordance with any relevant District Water Management Strategy, in consultation with the Department of Water and Environmental Regulation.</p> <p>b) A Bushfire Management Plan.</p> <p>c) An acoustic assessment to address impact of transport noise.</p> <p>d) A Traffic Impact Assessment that addresses the future upgrade and configuration of the Forrest Road / Armadale Road intersection.</p> <p>e) A Wildlife Protection and Relocation Plan for any threatened and priority fauna identified through a fauna survey within the structure plan area.</p> <p>f) A tree canopy assessment of the existing canopy cover and proposed canopy cover (at Day 1 and at 10 years) of the scheme amendment area shall be provided.</p>	<p>CoA f) deleted and replaced by new f) with modified wording in WAPC version.</p>	<p>73.2 In addition to standard requirements, the following plans are to be prepared by the applicant and approved by the City of Armadale as part of the Structure Plan:</p> <p>a) A Local Water Management Strategy, prepared in accordance with any relevant District Water Management Strategy, in consultation with the Department of Water and Environmental Regulation.</p> <p>b) A Bushfire Management Plan.</p> <p>c) An Acoustic Assessment to address impact of transport noise.</p> <p>d) A Traffic Impact Assessment that addresses the future upgrade and configuration of the Forrest Road / Armadale Road intersection.</p> <p>e) A Wildlife Protection and Relocation Plan for any threatened and priority fauna identified through a fauna survey within the structure plan area.</p> <p>f) A Tree Retention Plan, prepared to the satisfaction of the City and the EPA, that identifies significant trees and those proposed to be</p>

		retained.
<p>73.3 The Structure Plan shall provide for the following environmental values to be retained and where possible, enhanced through subdivision and development stages:</p> <ul style="list-style-type: none"> <li>a) The banksia woodland vegetation within POS Areas.</li> <li>b) Wetland UFI 13140 and buffer, with the buffer extent informed by a wetland buffer assessment.</li> <li>c) Trees containing potentially suitable nesting hollows for threatened species of black cockatoo, or trees with structural characteristics that may indicate presence of suitable hollows for black cockatoos.</li> <li>d) Preliminary Arboricultural Report for all trees with a DBH &gt; 200mm to assist with identification of trees worthy of retention.</li> <li>e) Retention of existing trees wherever possible to mitigate climate change, urban heat island effect and promote urban greening and tree canopy.</li> <li>f) A tree canopy assessment of the existing canopy cover and proposed canopy cover (at Day 1 and at 10 years) of the scheme amendment</li> </ul>	<p>CoA a) Replaced by b) in WAPC version with modified text.</p> <p>CoA b) moved to e) in WAPC version – wording not changed.</p> <p>CoA c) now replaced by a) in WAPC version with modified text.</p> <p>CoA d) deleted by WAPC and modified c).</p> <p>CoA e) changed to d) in WAPC version with modified wording.</p> <p>CoA f) deleted by WAPC.</p>	<p>73.3 The Structure Plan shall provide for the following environmental values to be retained and where possible, enhanced through subdivision and development stages:</p> <ul style="list-style-type: none"> <li>a) The retention of significant trees, including trees containing potentially suitable nesting hollows for threatened species of black cockatoo, unless it is demonstrated in the Tree Retention Plan to be required to accommodate necessary infrastructure or site works, such as drainage infrastructure or fill requirements.</li> <li>b) The retention of all Banksia woodlands, unless it is demonstrated in the Tree Retention Plan to be required to accommodate necessary infrastructure or site works, such as drainage infrastructure or fill requirements.</li> <li>c) The retention of the tree canopy to the extent possible, as shown in the Tree Retention Plan; and</li> <li>d) The retention of trees wherever possible to mitigate climate change, urban heat island effect and promote urban greening and tree canopy, as shown in the Tree Retention Plan.</li> <li>e) Wetland UFI 13140 and buffer, with the buffer extent informed by a wetland buffer assessment.</li> </ul>

area shall be provided.		
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The main areas of concern are as follows:

- The modification of several of the provisions by the addition of the wording “*unless it is demonstrated in the Tree Retention Plan to be required to accommodate necessary infrastructure or site works, such as drainage infrastructure or fill requirements*” which does not provide certainty to the protection of existing trees; and
- The removal of the provisions requiring a tree canopy assessment and monitoring of the tree canopy over time.

## COMMENT

### **Requirement to make the City’s Town Planning Scheme consistent with Metropolitan Region Scheme (MRS)**

An amendment to the MRS to rezone the future Forrestdale Townsite East Urban Precinct was gazetted on 4 October 2024. In accordance with the requirements of Clause 35A of the *Metropolitan Region Town Planning Scheme Act 1959*, once an amendment to the MRS is finalised, the relevant Local Government has three months to resolve to prepare an amendment to an existing Town Planning Scheme (TPS) to make the TPS consistent with the MRS. Amendment 127 was subsequently initiated by Council in February 2025 and the amendment was referred to the WAPC/Minister with a request for Consent to Advertise the amendment.

The DPLH (under delegated authority from the Minister for Planning) has subsequently provided a Schedule of Modifications to the City to be made to Amendment 127 before the City resubmits the Amendment back to the DPLH for Consent to Advertise. The authority for modifications to be required prior to Consent to Advertise being granted is contained in clause 46A of the *Planning and Development (Local Planning Schemes) Regulations 2015 (The Regulations)* as follows:

*46C. Modifications to standard amendment submitted for approval to advertise:*

*If the Minister under section 83A(2)(b) of the Act requires the local government to modify a proposed standard amendment submitted for approval to advertise, the local government must:*

- (a) modify the proposed amendment as required; and*
- (b) resubmit the modified proposed amendment to the Minister in accordance with section 83A of the Act.*

*The Regulations* do not provide a timeframe for the City to comply with the above requirement and a timeframe was not contained in the DPLH’s correspondence to the City. Nonetheless, if the City does not comply with the DPLH’s direction to modify and resubmit the amendment, then the Minister for Planning has the power to order the City to comply with the direction within a certain timeframe under Clause 76(1A) and (1) of the *Planning and Development Act 2005*. If the City does not comply with the Minister’s order in the stated timeframe, then the Minister has the power under Clause 76(2) to proceed to approve the amendment with or without modifications.



Clause 35A of the *Metropolitan Region Town Planning Scheme Act 1959* also requires that once there is resolution to prepare a scheme amendment to comply with the MRS, the following applies:

*“(b) within such reasonable time after the passing of that resolution as is directed in writing by the Minister, forward to the Minister for approval the town planning scheme or amendment prepared by it.”*

### **Environmental Assessment of MRS Amendment by Environmental Protection Authority (EPA)**

In their assessment of the MRS Amendment the EPA acknowledged that the future rezoning process under the City's TPS4 would require preparation of a Structure Plan and confirmed its understanding that *“opportunities to further mitigate and manage impacts to environmental values may become available through a future LPS4 (sic) amendment process. Including for example, through modification of scheme text and/or identification of POS areas”*.

### **Tree Canopy Coverage Targets and Monitoring**

The WAPC's Better Urban Forest Planning, 2018 (Pg 8) states as follows:

*“The major proportion of WA's urban trees are lost in development of land, whether it be large scale or single residential. The planning, design and construction of land developments and new housing should prioritise the retention and enhancement of trees in the natural environment”*.

On page 10 of the WAPC's Better Urban Forest Planning, the importance of measuring and monitoring the urban tree canopy is highlighted as follows:

*“Measuring and monitoring the urban tree canopy includes both developed and undeveloped private and public land. A preliminary assessment of overall canopy in urban areas provides decision-makers with information to plan their urban forest strategies”*.

The State Government needs to support Local Governments to include sufficient provisions in their planning frameworks to better enable the preservation of tree canopy cover in new developments and achieve the objectives set out in the WAPC's Better Urban Forest Planning and Local Government Urban Forest Strategies.

### **Tree Canopy**

Current tree canopy cover in Harrisdale and Piara Waters in 2025 is identified as being 15% in the State Government's Tree Canopy Dashboard, which is half the 30% target the State Government aims to achieve on the Swan Coastal Plain by 2040. Without adequate provision in the City's Scheme enabling greater retention of specific types of vegetation or a specific target for tree canopy coverage the same low percentage of tree canopy coverage will eventuate in the amendment area as well.

### **EPA Recommendation with Regard to Amendment 127**

On 8 July 2025 a decision on Amendment 127 was received from EPA to not assess the amendment and the following advice was provided:

*“Potential impacts from the scheme amendment can be managed through existing and proposed (DA 73) scheme text. The Environmental Protection Authority (EPA) advice is provided for environmental values including mitigation and management of potential environmental impacts. Future planning processes can further manage potential impacts to environmental values”.*

The EPA decision also contained the following advice:

*“..., the EPA considers that the City’s proposed Scheme text is the most appropriate mechanism for avoiding and mitigating impacts to environmental values at the current local scheme amendment stage of the planning process”.*

Through Amendment 127 provisions were proposed in the City’s Scheme in relation to the Amendment area that aim to adequately monitor tree canopy coverage change throughout the development of the new urban area and this is supported by the EPA’s advice provided to the City.

### **Retention of Vegetation as Proposed in Applicant’s Report**

The applicant’s report states the Design Concept includes:

- *Retention of both wetland and dryland natural environments within open space areas.*
- *Retention of approximately 60.92% of the Banksia Woodland vegetation unit (BmBaKg) and associated fauna habitat extent.*
- *Retention of approximately 35% of the vegetation within the Banksia- Melaleuca Woodland (VSA 2).*
- *Retention of approximately 71.9 to 76.3% of the wetland vegetation extent within the Melaleuca Dampland (VSA 5).*
- *Improvement of retained vegetation onsite through revegetation and weed control.*

The above does not identify what the tree canopy coverage currently is over the amendment area nor what total percentage of canopy coverage will be retained post development. The Amendment area contains significant tree canopy coverage comprising mature native and non-native vegetation. Accordingly, the City does not think it is unreasonable to set requirements aimed at achieving the 30% canopy coverage post development retention target identified in the WAPC’s Better Urban Forest Planning document. Planning and subdivision design solutions may be required to achieve this outcome, such as the placement of POS areas to ensure retention of existing vegetation, but it is not considered unrealistic. In addition, monitoring the canopy regularly will enable remediation measures to be undertaken should the canopy fall below 30% at any time.

### **Protection of Banksia Woodland Complexes Within the Amendment Area**

The table below is extracted from the Environmental Assessment report lodged by the applicant in support of Amendment 127. It shows that remnants of Banksia woodland comprise only 2.06% of the amendment area. As such it is not a significant impost to require the developer to design the layout of the proposed residential area to accommodate retention of this vegetation complex whether through road design or location of public open space.



Table 15 - Summary of Recorded Vegetation Units in the Study Area

Broad Vegetation Type	Unit Code	Vegetation Unit Description	Representative Quadrat (Q) or Relevé (R)	Area (ha)	% of Study Area
<b>Banksia Woodland</b>	BmBaKg	<i>Banksia menziesii</i> , <i>Banksia attenuata</i> and <i>Kunzea glabrescens</i> Low Woodland over <i>Conostephium preissii</i> Low Shrubland over <i>Dasypogon bromeliifolius</i> , <i>Desmocladius flexuosus</i> Rushland	F05, F08	0.90	1.64
<b>Eucalyptus/Banksia Woodland</b>	EtBmBa	<i>Eucalyptus tottiana</i> , <i>Banksia menziesii</i> and <i>Banksia attenuata</i> Low Open Woodland over <i>Adenanthos cygnorum</i> Low Sparse Shrubland	F07R	0.22	0.40
<b>Eucalyptus/Banksia Woodland</b>	EtBa	<i>Eucalyptus tottiana</i> , <i>Banksia ilicifolia</i> , <i>Banksia attenuata</i> Open Woodland over grasses and weeds	F16r	0.01	0.02

Location of the Banksia Woodland (BmBaKg and EtBa) is circled in red on the Attachment containing an extract from the Vegetation Survey plan from the Environmental Assessment.

The City is in the process of formally closing the unconstructed road reserve (on the left side of the circled area) that contains some of the Banksia Woodland and having the road reserve changed to a reserve for Recreation and Conservation (POS). It is important to note that the City has maintained this area of bushland for many years and would not consent to the clearing of the road reserve, when the developer can easily design a road network without the use of this road reserve. The Development Concept Plan prepared by the applicant identifies that some of the Banksia Woodland will be included in a proposed public open space. It is considered that this POS could be expanded to accommodate all the remnant Banksia Woodland and Black Cockatoo foraging habitat (refer Attachment Banksia Woodland and Carnaby's Black Cockatoo Foraging habitat).

Deleting the proposed POS at the corner of Forrest Road and Broome Street on the Development Concept Plan would assist. That proposed POS area only contains exotic non-native vegetation. This would achieve two (2) things:

- protection of all the Banksia Woodland and the Black Cockatoo foraging habitat that also contains Eucalyptus/Banksia woodland; and
- consolidation of POS into one larger parcel rather than two (2) small parcels.

The developer should have a greater focus on retaining existing vegetation as per the Liveable Neighbourhoods Policy requirements and Tree Canopy and Biodiversity targets.

## ANALYSIS

### City's Biodiversity Strategy 2024-2029 – Threatened and Priority Flora

The City's Biodiversity Strategy 2024-2029 states that any natural area that supports Threatened and/or Priority flora and/or fauna species is considered to have conservation value and is considered a significant Local Natural Area (LNA). The Forrestdale Townsite East Urban Precinct contains areas of Banksia Woodland, which is listed as Threatened Flora. The majority of this vegetation complex within the Amendment area is located within the Leake Street Reserve and adjoining properties. Predominantly the remnants of this species have now been included in the MRS Parks and Recreation (Regional) reserve through the recent MRS Amendment for Forrestdale Townsite East. Some additional remnants of Banksia Woodland will be located within areas identified on the Concept Plan provided by the applicant for POS and the adjoining unconstructed road reserve, which the City has lodged a request for closure and conversion to a reserve for Recreation and Conservation in a separate process.

### **WAPC's Better Urban Forest Planning (2018)**

Figure 7 in the WAPC's Better Urban Forest Planning (2018) lists local tree protection and management mechanisms via various planning instruments. With regard to Local Planning Schemes it states that Local Governments can include provisions in their schemes that enable:

*"The conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity".*

The provisions adopted by Council for inclusion in Schedule 8 of TPS No.4 are aimed at enabling the conservation of the natural environment and the preservation of trees and other vegetation including the Priority 3 vegetation in the area (*Jacksonia gracillima*) and the protected Banksia Woodland (Threatened Ecological Community (TEC)), of which so little remains in the Perth Metropolitan Area and which comprises such a small area within Forrestdale Townsite East.

### **Consideration of Cost to Developer of Implementing the Tree Retention Provisions as Proposed by the City of Armadale**

The proponent argues that implementation of the clauses related to tree canopy monitoring and retention of vegetation will place a significant cost impost on the development. However, it is unclear how they have assessed this or whether they understand what is required. The City has the software to analyse current tree canopy and there are simple ways to calculate a landscape design/tree growth to predict future tree canopy coverage. This appears to be an attempt to introduce a constraint without substantiating or demonstrating that the impact exists. The protection of vegetation is already part of WAPC and local planning policies.

Housing affordability is an important issue and should be considered a part of the whole, but that does not mean tree preservation should not also be considered important alongside drainage, bushfire risk, noise, traffic generation and the myriad of other issues the planning process is tasked with balancing appropriately. In this case, the 30% target has been set by State Government and as such working towards its achievement is considered consistent with orderly and proper planning. The Scheme Provisions as originally proposed will help the City achieve this target for Forrestdale Townsite East, whereas with DPLH's proposed alternative will not achieve this.

### **OPTIONS**

Council has the following options:

1. Council may adopt the modifications to Amendment No.127 required by the Minister for Planning (under delegated authority by the Department of Planning, Lands and Heritage), authorise the Mayor and CEO to execute the modified amendment documentation prior to resubmitting the documentation for Consent to Advertise. The Council could also require the City to write to the Minister and WAPC outlining its objections to the proposed modifications.
2. Council may lodge a request for reconsideration of the required modifications and explaining why Council is aggrieved by the changes required under delegated authority by the Department of Planning, Lands and Heritage by the Minister (under delegated authority by the Department of Planning, Lands and Heritage), however the City should

modify the amendment documents as required by the decision and provide to the WAPC as required by legislation.

## CONCLUSION

In line with the Council's resolution of 24 February 2025, the City lodged Amendment 127 with the Western Australian Planning Commission with a request for Consent to Advertise to be granted by the Hon. Minister for Planning for the Amendment. On 22 October 2025, the WAPC's Statutory Planning Committee resolved to require modifications to the provisions adopted by the Council and for the amendment to be relodged with the WAPC once the modifications were completed. The City has been advised that this decision was made under delegated authority without the amendment being formally sent to the Hon. Minister for Planning.

Regardless of the City's concerns about the proposed modifications to the Schedule 8 provisions, it will be necessary to update the Amendment documentation in accordance with DPLH's Schedule of Modifications as required under clause 46A of the *Planning and Development (Local Planning Schemes) Regulations 2015*. However, it is recommended that the City write to the WAPC and the Minister to outline the concerns with the proposed modifications and to advocate for greater responsiveness to the issue. Given the above, Option 1 is recommended.

## ATTACHMENTS

1. Aerial Photo
2. Concept Layout Plan
3. Location of Banksia woodlands and Carnabys foraging habitat Map
4. Banksia Woodland Complexes Location Plan

## RECOMMEND

D2/12/25

### That Council:

1. Pursuant to the requirements of Clause 46C of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the Council adopts the modified provisions for Amendment 127 as per the Department of Planning, Lands and Heritage's direction pursuant to section 83A of the *Planning and Development Act 2005*, in their email of 6 November 2025 as follows:

No.	Description of Land	Additional provisions applicable to subdivision and development
73.	Forrestdale Townsite East Urban Development Precinct	<p>73.1 Comprehensive planning for the area shall be undertaken by the preparation of a Structure Plan to guide subdivision and development.</p> <p>73.2 In addition to standard requirements, the following plans are to be prepared by the</p>

		<p>applicant and approved by the City of Armadale as part of the Structure Plan:</p> <ul style="list-style-type: none"> <li>a) A Local Water Management Strategy, prepared in accordance with any relevant District Water Management Strategy, in consultation with the Department of Water and Environmental Regulation.</li> <li>b) A Bushfire Management Plan.</li> <li>c) An Acoustic Assessment to address impact of transport noise.</li> <li>d) A Traffic Impact Assessment that addresses the future upgrade and configuration of the Forrest Road / Armadale Road intersection.</li> <li>e) A Wildlife Protection and Relocation Plan for any threatened and priority fauna identified through a fauna survey within the structure plan area.</li> <li>f) A Tree Retention Plan, prepared to the satisfaction of the City and the EPA, that identifies significant trees and those proposed to be retained.</li> </ul> <p><b>73.3 The Structure Plan shall provide for the following environmental values to be retained and where possible, enhanced through subdivision and development stages:</b></p> <ul style="list-style-type: none"> <li>a) The retention of significant trees, including trees containing potentially suitable nesting hollows for threatened species of black cockatoo, unless it is demonstrated in the Tree Retention Plan to be required to accommodate necessary infrastructure or site works, such as drainage infrastructure or fill requirements.</li> <li>b) The retention of all Banksia woodlands, unless it is demonstrated in the Tree Retention Plan to be required to accommodate necessary infrastructure or site works, such as drainage infrastructure or fill requirements.</li> <li>c) The retention of the tree canopy to the extent possible, as shown in the Tree Retention Plan; and</li> <li>d) The retention of trees wherever possible to mitigate climate change, urban heat island effect and promote urban greening and tree canopy, as shown in the Tree Retention Plan.</li> </ul>
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		<b>e) Wetland UFI 13140 and buffer, with the buffer extent informed by a wetland buffer assessment.</b>
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- 2. Authorise the Mayor and Chief Executive Officer to execute the modified Amendment documents and forward the modified Amendment documentation to the Western Australian Planning Commission for Consent to Advertise by the Hon. Minister for Planning.**
- 3. Write to the WAPC and the Hon. Minister for Planning requesting reconsideration of the modifications required by the Department of Planning, Lands and Heritage under delegated authority from the Minister, on the basis that these modifications will not adequately protect tree canopy and species (including Priority 3 species and Threatened Ecological Communities) or enable achievement of an ultimate 30% tree canopy coverage within the amendment area.**
- 4. Should the Minister require any further minor modifications prior to consent to advertise, then authorise the Mayor and Chief Executive Officer to execute the modified Amendment documents.**

**Moved Cr A Singh**  
**MOTION CARRIED**

**7/0**

### **3.1 - UDIA NATIONAL CONGRESS - ADELAIDE 16-18 MARCH 2026**

WARD : ALL  
FILE No. : M/663/25  
DATE : 1 December 2025  
REF : NM/SS  
RESPONSIBLE : EDDS  
MANAGER

**In Brief:**

- The UDIA National Congress will be held at the Adelaide Convention Centre, Adelaide, South Australia from 16<sup>th</sup> to 18<sup>th</sup> March 2026
- Matters to be covered may be of relevance to Armadale.
- The matter is brought to the attention of Council to determine if it wishes to nominate a Councillor to attend.

#### **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**

- 4.1 Visionary Civic leadership and sound governance
- 4.1.3 Support the role of the elected body
- 4.1.3.3 Advocate and support Councillor engagement in outside bodies and events to maintain awareness and enhance the City's knowledge base.

#### **Legal Implications**

Nil.

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

Council Policy ADM3 – Conferences and Training  
Council Policy EM1 – Reimbursement of Councillor's Expenses

#### **Budget/Financial Implications**

The UDIA National Congress is on the City's approved Conference List for both Officers and Elected Members. Sufficient funds are available in the Councillor/Member Development

Budget should a Councillor be nominated to attend. The cost of the conference is estimated at \$5,900 per delegate, including Conference registration of \$3,300.00 per person.

## **BACKGROUND**

The UDIA is conducting its 2026 National Congress at The Adelaide Convention Centre in Adelaide, South Australia from the 16<sup>th</sup> to 18<sup>th</sup> March 2026. The UDIA typically host a number of topics which are potentially applicable to the City and may provide valuable insight and information in a number of areas that impact the City.

Nominations for Councillor attendance are requested to be presented at the next Council meeting in order to facilitate timely registrations.

## **DETAILS OF CONFERENCE**

The 2026 National Congress provides a professional development experience which will offer insights of international industry leaders.

The Congress is focusing on the urban development industry of Australia. It is potentially beneficial for an Elected Member to attend the UDIA National Congress, given a number of topics may be applicable to the City and offer insight into matters that are impacting the City.

The annual UDIA National Congress, provides a platform for members to hear from high-profile speakers focusing on the urban development industry in Australia, international case studies and what's next for the industry in terms of innovation and market demand. The Congress will also provide an opportunity to visit projects across Adelaide.

The Program is available on the UDIA Website for viewing - <https://udiacongress.com/program/>.

## **CONCLUSION**

An Officer may be attending the 2026 UDIA National Congress. The matter is brought to the attention of Council to determine if it wishes to nominate a Councillor to attend.

## **ATTACHMENTS**

There are no attachments for this report.

**RECOMMEND**

**D3/12/25**

**That Council:**

- 1. Nominates Cr A Singh to attend the UDIA National Congress 2026 at The Adelaide Convention Centre, Adelaide, South Australia from 16<sup>th</sup> to 18<sup>th</sup> March 2026.**
- 2. Approve leave of absence for Cr A Singh for attendance at the UDIA National Congress from 16<sup>th</sup> to 18<sup>th</sup> March 2026.**

**Moved Cr R Butterfield**  
**MOTION CARRIED**

**7/0**



**3.2 - CONFIDENTIAL REPORT - REQUEST TO NAME ARMADALE BADMINTON CENTRE.**

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**MEETING CLOSED TO PUBLIC**

MOVED Dr C Wielinga that that the meeting be closed to members of the public in accordance with S.5.23 (2)(b) as the matter to be discussed, if disclosed, relates to the personal affairs of a person.  
Motion Carried 7/0

*Meeting declared closed to the public at 8.14pm.*

WARD : ALL  
FILE No. : M/693/25  
DATE : 1 December 2025  
REF : WS  
RESPONSIBLE : Executive Director  
MANAGER : Development Services

**In Brief:**

- A confidential report is presented at Attachment B-1 to this Agenda.
- That Council adopt the recommendation as per the Confidential Report.

**Strategic Implications**

Nil.

**Legal Implications**

Sections 5.36, 5.38 and 5.39 of *Local Government Act 1995*.

**Council Policy/Local Law Implications**

Naming of Parks, Places and Buildings' Policy.

**Budget/Financial Implications**

Nil.

**Consultation**

South Suburban Badminton Association (SSBA).

*A Confidential Report is presented at Attachment B-1 to this Agenda under S5.23(2)(b).*

D4/12/25

**RECOMMEND**

**That Council adopt the Recommendation as detailed in the Confidential Report.**

**Moved Cr G J Smith**  
**MOTION CARRIED**

**7/0**

**MEETING OPENED TO PUBLIC**

MOVED Dr C Wielinga that that the meeting be opened to members of the public at 8.19pm.  
*Motion Carried (7/0).*

***COUNCILLORS' ITEMS***

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Nil

***EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT***

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The Executive Director provided an update on the MetroNet Project, including the landscaping along Armadale Road.

**MEETING DECLARED CLOSED AT 8.25pm**

DEVELOPMENT SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
8 DECEMBER 2025		
ATT NO.	SUBJECT	
<b>1.1 REQUESTED ACCESS TO 43 WILLIAM STREET, ARMADALE</b>		
1.1.1	Aerial Plan	
1.1.2	Existing Easement Plan	
1.1.3	Written Request Concept Plan	
1.1.4	Preliminary Development Plans	
<b>2.1 MODIFICATIONS REQUIRED TO PROPOSED AMENDMENT NO.127 TO TOWN PLANNING SCHEME NO.4 - FORRESTDAL TOWNSITE EAST</b>		
2.1.1	Aerial Photo	
2.1.2	Concept Layout Plan	
2.1.3	Location of Banksia woodlands and Carnabys foraging habitat Map	
2.1.4	Banksia Woodland Complexes Location Plan	

*The above attachments can be accessed from the Minutes of the Development Services Committee meeting of 8 December available on the City's website*

# CITY OF ARMADALE

## MINUTES

OF CORPORATE SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM,  
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY,  
9 DECEMBER 2025 AT 7.00PM.

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### **Presiding Member for the Meeting**

As the Presiding Member and Deputy Presiding Member were on approved leave of absence for this meeting, in accordance with s5.14 of the *Local Government Act 1995* the Committee are to choose one of themselves to preside at the meeting.

**Moved Cr Stoneham**

**That Cr Silver be the Presiding Member for the Meeting.**

**Carried 6/0**

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

Read by Cr M Silver

*I would like to respectfully acknowledge the traditional owners of the land on which we meet today the Wadjuk people of the Noongar nation and pay my respects to their Elders past, present and emerging and thank them for the custodianship within the City of Armadale.*

### **PRESENT:**

Cr M Silver	(Chair)
Cr K Jorgensen	
Cr D Newman JP	
Cr L Sargeson	
Cr G J Smith	
Cr S Stoneham	(Deputy to Cr Mosey)

### **APOLOGIES:**

Cr S J Mosey (Leave of Absence) (Chair)  
Cr S Peter JP (Leave of Absence) (Deputy Chair)

### **OBSERVERS:**

Cr J Keogh  
Mayor Butterfield (Teams – from 7.20pm)

**IN ATTENDANCE:**

Ms J Abbiss	Chief Executive Officer
Mr J Lyon	Executive Director Corporate Services
Mr P Sanders	Executive Director Development Services (Teams)
Mr M Southern	Executive Director Technical Services
Ms S van Aswegen	Executive Director Community Services (Teams)
Mr M Hnatojko	Executive Manager Corporate Services
Ms L Taliulu	Senior Rating Services Officer
Ms J Thomas	Rating Services Lead
Ms L Larsen-Henry	Manager Communications and Engagement (Teams)
Mr A Watts	McLeods
Mrs A Owen-Brown	Executive Assistant Corporate Services

**PUBLIC:**

Nil.

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

## **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 Corporate Services Committee Meeting held on 18 November 2025 be confirmed.**

**Moved Cr L Sargeson**

**MOTION CARRIED**

**6/0**

## **ITEMS REFERRED FROM INFORMATION BULLETIN**

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### **Items in Issue No. 19**

#### **Progress Report**

Progress Report on Contingency, Operational & Strategic Projects

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

Report on Outstanding Matters – Corporate Services Committee

#### **Economic Development**

Tourism & Visitor Centre Report

#### **Report of the Common Seal**

*No items were raised for further investigation or report.*

# CONTENTS

## CORPORATE SERVICES COMMITTEE

9 DECEMBER 2025

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<b>1. FINANCIAL MANAGEMENT &amp; PLANNING</b>	
1.1 LIST OF ACCOUNTS PAID - OCTOBER 2025.....	79
1.2 **STATEMENT OF FINANCIAL ACTIVITY - OCTOBER 2025.....	82
1.3 **YEAR END FINANCIAL POSITION - 30 JUNE 2025 .....	89
<b>2. MISCELLANEOUS</b>	
2.1 CONDITION OF BUSINESSES IN KELMSCOTT (REFERRAL ITEM) .....	95
2.2 CITY'S WEBSITE (REFERRAL ITEM).....	97
2.3 TEN 14/25: SUPPLY OF FOUR WASTE COLLECTION VEHICLES - (CONFIDENTIAL COVER REPORT) .....	98
2.4 TEN 6/25: TURF MAINTENANCE AT ACTIVE SPORTS FIELDS AND PUBLIC OPEN SPACES (CONFIDENTIAL COVER REPORT) .....	100
2.5 RATES EXEMPTION APPLICATION - S6.26(2)(G) LAND USED EXCLUSIVELY FOR CHARITABLE PURPOSES; 10 ALEX WOOD DRIVE FORRESTDAL FREE REFORMED EUCALYPT ASSOCIATION INC .....	102
2.6 APPLICATION TO SEIZE AND SELL MULTIPLE PROPERTIES UNDER SECTION 6.64 OF THE LOCAL GOVERNMENT ACT 1995 .....	77
<b>3. COUNCILLORS' ITEMS</b>	
NIL. ....	104
<b>4. CHIEF EXECUTIVE OFFICER'S REPORT</b>	
NIL. ....	104
<b>5. EXECUTIVE DIRECTOR'S REPORT</b>	
NIL. ....	104
<b>SUMMARY OF ATTACHMENTS .....</b>	<b>105</b>



**MOTION**

MOVED Cr Silver that item 2.6 be brought forward and be considered at the start of the meeting.  
Motion Carried 6/0

***2.6 - APPLICATION TO SEIZE AND SELL MULTIPLE PROPERTIES UNDER  
SECTION 6.64 OF THE LOCAL GOVERNMENT ACT 1995***

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**MEETING CLOSED TO PUBLIC**

MOVED Cr Stoneham that the meeting be closed to members of the public as the matter to be discussed, if disclosed, would reveal the personal affairs of persons.

Motion Carried (6/0)

*Meeting closed to the public at 7.03pm*

WARD : RANFORD  
FILE No. : M/771/25  
DATE : 26 November 2025  
REF : AO  
RESPONSIBLE : Executive Director  
MANAGER : Corporate Services

**In Brief:**

- A confidential report is presented as an attachment to this Agenda.

**Strategic Implications**

4. Leadership

Outcome 4.3 Sound financial governance, incorporating economic, social and environmental outcomes

4.3.1 Deliver strategic financial planning for services, asset management and equitable funding.

**Legal Implications**

- *Local Government Act 1995* (as outlined in the confidential report attachment)

**Council Policy/Local Law Implications**

As outlined in the confidential report attachment.

**Budget/Financial Implications**

As outlined in the confidential report attachment.

**Consultation**

As outlined in the confidential report attachment.

*A Confidential Report is presented as an attachment to this Agenda.*

*This matter is considered to be confidential under Section 5.23(2)(b) of the Local Government Act, as discussion of this matter deals with the personal affairs of persons.*

**RECOMMEND**

**CS1/12/25**

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

**Moved Cr Stoneham  
MOTION CARRIED**

**6/0**

**MEETING OPENED TO PUBLIC**

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

*Meeting reopened at 7.12pm*

### **1.1 - LIST OF ACCOUNTS PAID - OCTOBER 2025**

WARD : ALL  
FILE No. : M/704/25  
  
DATE : 30 September 2025  
REF : MH  
RESPONSIBLE : Executive Director  
MANAGER : Corporate Services

**In Brief:**

- The report presents, pursuant to Regulation 13(1), (2) and (3) and 13A (1) and (2) of the *Local Government (Financial Management) Regulations 1996*, the List of Accounts paid for the period 1 October to 31 October 2025 as well as the credit card, fuel card and cabcharge statements for the month of October 2025.

#### **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**

4. Leadership
- 4.3 Financial Sustainability
- 4.3.2 Undertake active financial management to ensure that the annual budget is achieved and any variances are promptly identified and addressed.

### **Legal Implications**

Section 6.10 (d) of the *Local Government Act 1995* refers, ie.

#### **6.10 Financial management regulations**

*Regulations may provide for —*

- (d) the general management of, and the authorisation of payments out of —*
  - (i) the municipal fund; and*
  - (ii) the trust fund, of a local government.*

Regulation 13(1), (2) & (3) and 13A (1) and (2) of the *Local Government (Financial Management) Regulations 1996* refers, ie.

- 13. *Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.*
  - (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —*
    - (a) the payee's name;*
    - (b) the amount of the payment;*
    - (c) the date of the payment; and*
    - (d) sufficient information to identify the transaction.*
  - (2) A list of accounts for approval to be paid is to be prepared each month showing -*
    - (a) for each account which requires council authorization in that month —*
      - (i) the payee's name; and*
      - (ii) the amount of the payment; and*
      - (iii) sufficient information to identify the transaction;*
      - and*
      - (b) the date of the meeting of the Council to which the list is to be presented.*
  - (3) A list prepared under subregulation (1) or (2) is to be —*
    - (a) presented to the Council at the next ordinary meeting of the Council after the list is prepared; and*
    - (b) recorded in the minutes of that meeting.*
- 13A *Payments by employees via purchasing cards*<sup>1</sup>
  - (1) If a local government has authorised an employee to use a credit, debit or other purchasing card, a list of payments made using the card must be prepared each month showing the following for each payment made since the last such list was prepared -*
    - (a) the payee's name;*
    - (b) the amount of the payment;*
    - (c) the date of the payment; and*
    - (d) sufficient information to identify the payment*
  - (2) A list prepared under subregulation (1) is to be —*
    - (a) presented to the Council at the next ordinary meeting of the Council after the list is prepared; and*
    - (b) recorded in the minutes of that meeting.*

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<sup>1</sup> [Regulation 13A inserted: SL 2023/106 r. 6.]

**Council Policy/Local Law Implications**

Nil.

**Budget/Financial Implications**

All accounts paid have been duly incurred and authorised for payment as per approved payment procedures.

**Consultation**

Nil.

**BACKGROUND**

Pursuant to Section 5.42 of the *Local Government Act 1995 (Delegation of some powers and duties to CEO)*, Council has resolved to delegate to the CEO (*Delegation Payment from Municipal and Trust Funds refers*) the exercise of its powers to make payments from the municipal and trust funds.

**COMMENT**

The List of Accounts paid for the period 1 October to 31 October 2025 is presented as an attachment to this report as well as the credit card statements for the period ended 27 October 2025, monthly fuel card statements for the period ended 31 October 2025 and cabcharge usage for the period ended 31 October 2025.

**ATTACHMENTS**

1. [↓](#) Monthly Cheque and Credit Card Report - October 2025
2. Monthly Fuel Card Transactions - Period Ending 31 October 2025
3. Cabcharge Report - October 2025

**RECOMMEND**

CS2/12/25

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 \$13,438,481.84, cheque numbers 525 to 530, transactions 35007 to 35977 and Payrolls dated 12 October and 26 October 2025.

**Credit Cards**

Accounts paid totalling \$9,363.06 for the period ended 27 October 2025.

**Fuel Cards**

Accounts paid totalling \$15,268.21 for the month ended 31 October 2025.

**Cabcharge**

Accounts paid totalling \$97.15 for the month ended 31 October 2025.

Moved Cr L Sargeson

**MOTION CARRIED**

6/0

***\*\*1.2 - STATEMENT OF FINANCIAL ACTIVITY - OCTOBER 2025***

WARD : ALL  
FILE No. : M/705/25  
  
DATE : 31 October 2025  
REF : MH/KM  
RESPONSIBLE : Executive Director  
MANAGER : Corporate Services

**In Brief:**

- This report presents the City's Monthly Financial Report for the fourth (4) month period ended 31 October 2025.
- This report recommends accepting the Financial Report for the fourth (4) month period ended 31 October 2025, noting there are reportable actual to budget material variances for the period and that this report is preliminary with the opening balances still subject to final audit confirmation.

**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**

4. Leadership
- 4.3 Financial Sustainability
- 4.3.2 Undertake active financial management to ensure that the annual budget is achieved, and any variances are promptly identified and addressed.

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**Legal Implications**

*Local Government Act 1995 – Part 6 – Division 3 – Reporting on Activities and Finance  
Local Government (Financial Management) Regulations – Part 4 – Financial Reports.*

*Local Government Act 1995 – s.6.11 Reserve accounts*

- (1) Subject to subsection (5), where a local government wishes to set aside money for use for a purpose in a future financial year, it is to establish and maintain a reserve account for each such purpose.*
- (2) Subject to subsection (3), before a local government —*
  - (a) changes\* the purpose of a reserve account; or*
  - (b) uses\* the money in a reserve account for another purpose, it must give one month's local public notice of the proposed change of purpose or proposed use.*

*\* Absolute majority required.*
- (3) A local government is not required to give local public notice under subsection (2) -*
  - (a) where the change of purpose or of proposed use of money has been disclosed in the annual budget of the local government for that financial year; or*
  - (b) in such other circumstances as are prescribed.*
- (4) A change of purpose of, or use of money in, a reserve account is to be disclosed in the annual financial report for the year in which the change occurs.*
- (5) Regulations may prescribe the circumstances and the manner in which a local government may set aside money for use for a purpose in a future financial year without the requirement to establish and maintain a reserve account.*

**Council Policy/Local Law Implications**

Nil.

**Budget/Financial Implications**

The Statement of Financial Activity, as presented, refers and explains.

**Consultation**

Nil.

**BACKGROUND**

A local government is required to prepare a statement of financial activity reporting on the revenue and expenditure as set out in the annual budget for that month. The details in the statement are those as prescribed and the statement is to be reported to Council.

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## COMMENTS

Presented as an attachment this month, is the fourth monthly financial statement for the new financial year (presented in nature and type format) prepared from information posted in the OneCouncil system.

For the purposes of reporting other material variances from the Statement of Financial Activity, the following indicators, as resolved by Council, have been applied.

### **Revenue**

Material variances are identified where, for the period being reported, the actual varies to the budget by an amount of (+) or (-) \$100,000 and in these instances an explanatory comment has been provided.

### **Expense**

Material variances are identified where, for the period being reported, the actual varies to the budget by an amount of (+) or (-) \$100,000 and in these instances an explanatory comment has been provided.

For the purposes of explaining each Material Variance, a three part approach has been taken.

The parts are:

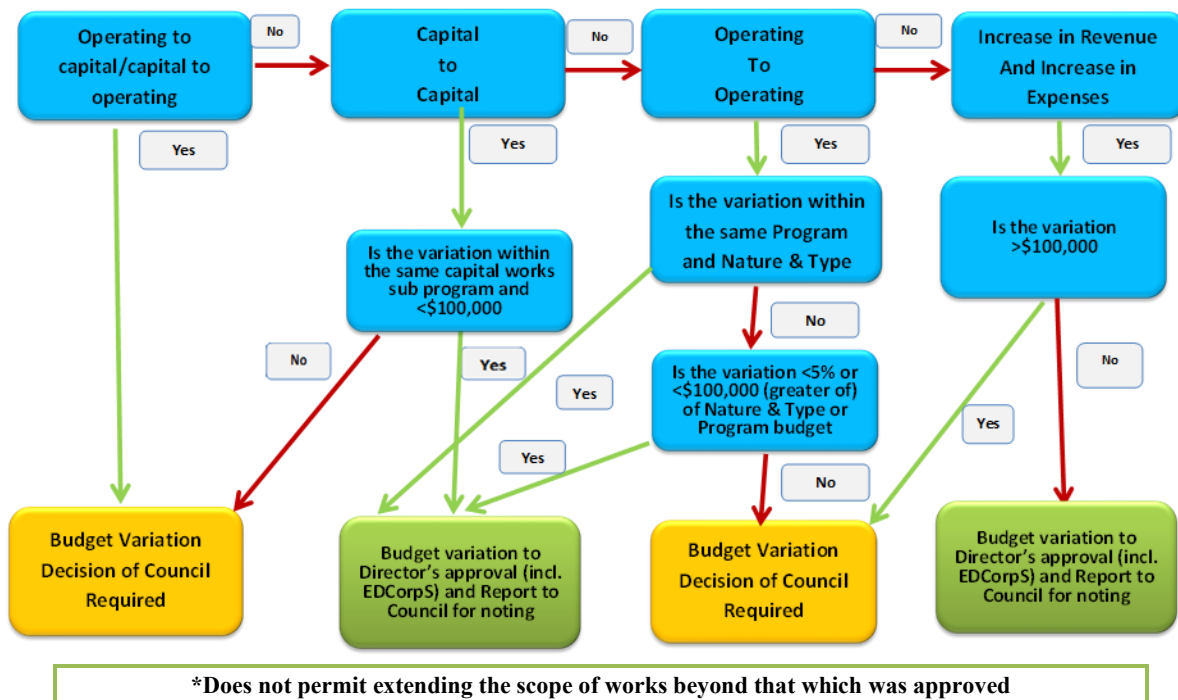
1. **Period Variation**  
Relates specifically to the value of the Variance between the Budget and Actual figures for the period of the report.
2. **Primary Reason**  
Explains the primary reasons for the period Variance. As the report is aimed at a higher level analysis, minor contributing factors are not reported.
3. **Budget Impact**  
Forecasts the likely dollar impact on the Annual Budget position. It is important to note that figures in this part are 'indicative only' at the time of reporting, for circumstances may subsequently change.

At the 26 May 2025 Ordinary Meeting, Council adopted the Budget Variations Process Map which increased the Capital variation to \$100,000 and the Operating to Operating variation at \$100,000 to align with the overall adopted material variation threshold. Budget variations are presented to Council for authorisation by 'Absolute Majority' in circumstances where a forecast variation requires a movement from:

- Operating to Capital
- Capital to Capital for amounts above \$100,000
- Capital to Operating
- Operating to Operating for amounts greater than 5% or \$100,000 (whichever is greater).



### Budget Variation Process Map



The May 2025 decision of Council also permitted the Chief Executive Officer to amend a grant funded capital works budget, if there was a corresponding increase in the grant funding.

*The Chief Executive Officer is authorised to approve amendments to capital budgets that are fully funded by external sources and that require an increase cost, commensurate with an increase in funding, but do not necessarily change scope. This caters for circumstances where Developer Contribution Works (which are pre-approved by Council) can be varied in terms of timing of delivery, if required.*

### DETAILS

Presented as an attachment is the Monthly Statement of Financial Activity for the fourth (4) month period ended 31 October 2025. The Monthly Statements are based on the model statements provided to the sector, which have been developed by Moore Australia, in conjunction with the Department of Local Government.

The opening balances as presented in the attachment are preliminary as they are still subject to audit confirmation and sign-off by the Auditor. This is expected to occur on 10<sup>th</sup> December at the Audit Committee Meeting.

As previously reported, the year-end position for FY25 yields a \$1.51M surplus, which is the subject of a separate report on the Corporate Services Committee agenda. An amount of \$838,931 has already been transferred to the *Future Projects* reserve, leaving \$671,683 remaining. However from this amount, a further \$324,800 is to be transferred to the *Projects Rolled Over* reserve for the projects below. This reflects a decision of Council in October this year. This remaining balance is \$346,833.

Corfield Wetland Improvements stage 4/5	\$153,700
Streetscape Strategy Gateway Landscape	\$75,000
Fancote Park	<u>\$96,100</u>
<b>TOTAL</b>	<b><u>\$324,800</u></b>

### Capital Program Update

Included in the monthly report as an attachment is the list of the capital program as at the end for October 2025. Attachments are provided separately for projects above \$250K and projects under \$250K. At the end of October, actual spend plus commitments totalled \$6.47M.

	<b>Amended Budget</b>	<b>Actuals (Oct 2025)</b>	<b>Commitments (Oct 2025)</b>	<b>Total (Spend plus commitments)</b>
Over \$250K	\$102,186,200	\$3,822,626	\$1,273,666	\$5,096,292
Under \$250k	\$8,417,000	\$519,679	\$653,766	\$1,173,445
<b>Total</b>	<b>\$110,603,200</b>	<b>\$4,342,305</b>	<b>\$1,927,432</b>	<b>\$6,269,737</b>

The projects listed are those approved in the adopted FY26 Annual Budget and the Carry forward projects adopted by Council in October -CS3/10/25.

### Notable Variations

The variations noted in the Attachment – *Statement of Financial Activity* present the October YTD Budget and Actuals.

Of note:

- Interest earnings are above budget, including reserve, municipal fund earnings and interest on outstanding rates;
- Fees associated with development (planning, building, subdivisions), and with Recreation services are above budget, reflective of development activity and patronage.
- Employee costs are slightly higher, which is likely a result of the City employing in-house personnel where the budget provides for contractor (materials and contracts) resourcing
- Materials and contracts is under budget, in most cases a timing issue as programs and project are planned to be delivered across the Service Delivery, Civil Works and Environment & Sustainability business areas.

A detailed budget review is planned midyear, which will entail a deeper dive into the variations and project/program delivery noted in the above.

### Rates variation

Rate revenue is tracking to budget, however there are two variations to report to Council.

1. Reduction in the actual rates at rate strike of \$1.29M
2. Expected increase in FY26 interim rates by \$1M.

**Reduction in the actual rates strike**

Prior to striking rates, an interim batch was processed moving a number of properties from the vacant land category to the residential and business improved categories. Collectively, these properties accounted for a movement of \$25M in the Gross Rental Valuation between these rating categories – vacant land down by \$25M and residential/business improved up by \$25M. As the Vacant Land differential rate is substantially higher than the residential and business improved differential rates, this shift in GRV has resulted in a \$1.29M decrement.

This is outlined in the table below.

**RATE REVENUE**

General rate revenue							
RATE TYPE	Rate in \$ (cents)	Budget Rateable Value	Actual Rateable Value	Valuation Change	Budget Rate Revenue \$	Actual Rate Revenue \$	Rate Revenue Difference
<b>Gross rental value</b>							
Group 1 - Vacant	0.156916	43,799,326	17,923,867	(25,875,459)	6,952,919	2,812,542	(4,140,377)
Group 2 - Residential Improve	0.101225	619,987,195	639,542,603	19,555,408	62,751,336	64,737,700	1,986,364
Group 3 - Business Improved	0.105632	118,989,351	126,144,232	7,154,881	12,567,917	13,324,868	756,951
<b>Unimproved value</b>							
Unimproved Value Lands	0.005118	137,741,000	157,830,000		704,936	807,774	102,838
<b>Sub-Total</b>		<b>920,516,872</b>	<b>941,440,702</b>	<b>834,830</b>	<b>82,977,108</b>	<b>81,682,883</b>	<b>(1,294,225)</b>

**Increase in interim rates**

The annual budget provides for interim rates of \$1.3M.

An interim rates batch processed in October has already yielded \$1.7M in interim rates - \$400k in excess of the annual budget. Further, a batch pending for December will generate an additional \$150k to \$200k in interim rates. It is therefore likely that the interim rates budget will be exceeded by at least \$1M by the end of the financial year, which will account for the majority of the decrement from the rate strike.

Officers will be using the budget review to amend the budget for the rates strike and the interim rates.

**Rates Debtors**

Outstanding rate debtors over one year, greater than \$250 outstanding and without any form of payment arrangement is summarised below.

Oct-25		Non Pensioner						TOTAL	
		One Year		Two Years		Three + Years			
		#	\$	#	\$	#	\$	#	\$
ALL	Year One	774	1,416,270	287	692,737	212	629,487	1,273	2,738,494
ALL	Year Two				366,957		593,933		960,890
ALL	Year Three						114,537		114,537
TOTAL		774	1,416,270	287	1,059,694	212	1,337,957	1,273	3,813,921

Change from last month      -166    -\$274,857      -17    -\$77,987      -17    -\$104,311      -200    -\$457,155

YTD Change                      -675    -\$1,013,405      -49    -\$190,193      -45    -\$350,904      -769    -\$1,554,502

In October, \$457k was collected, including \$182k in the two plus year categories and \$274k in the plus 1 year category. A total of 212 properties remain in the 3 year plus category.

Sundry Debtors

The total of Sundry Debtors 120+days is currently \$ 0.79M. The breakdown for the 120 day plus category is:

- \$673K is with Fines Enforcement Registry for collection
- \$36K relate to Waste commercial customers, which remains under legal review with a resolution target date of December
- A further \$21K relate to Planning and Building debtors
- A number of community organisations make up the balance.

The balances owing between 30 days and 90 days total \$0.78M.

**ATTACHMENTS**

1. Monthly Financial Report - October 2025
2. Capital Program - October 2025 (\$250K plus)
3. Capital Program - October 2025 (\$250K and under)
4. Small Balance Write Off - Rates - October 2025

**RECOMMEND**

CS3/12/25

**That Council:**

1. Pursuant to Regulation 34 of the *Local Government (Financial Management) Regulations 1996* accept the Statement of Financial Activity for the fourth (4) month period ended 31 October 2025.
2. Note that there are reportable actual to budget material variances for the year-to-date period ending 31 October 2025 and note that the opening balances provided are still subject to final audit confirmation and sign-off.
3. Note the \$539.80 small rates debt written off under Delegation 1.1.22 and Sub Delegation 1.2.22

**ABSOLUTE MAJORITY RESOLUTION REQUIRED**

Moved Cr Stoneham  
MOTION CARRIED

6/0

***\*\*1.3 - YEAR END FINANCIAL POSITION - 30 JUNE 2025***

WARD : ALL  
FILE No. : M/740/25  
DATE : 18 November 2025  
REF : MH/AO/KM  
RESPONSIBLE : Executive Director  
MANAGER : Corporate Services

**In Brief:**

- This report presents the year-end financial position for the financial year ending 30 June 2025, contrasted with the estimated position carried forward into the FY25/26 Annual Budget.
- The closing surplus, indicated by the Net Current Asset position is \$17,642,243. After allowing for municipal funds carried forwards, and the advance payment of Financial Assistance Grant, the surplus is \$1,510,614.
- From this surplus amount, \$838,931 has previously been transferred to Future Projects reserve (CS2/6/25).
- From the surplus there is a further commitment in the current financial year to transfer funds of \$324,800 to Projects Rolled Over reserve (CS3/10/25).
- Recommend that the remainder funds of \$346,883 be transferred to the Future Projects reserve.

**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**

#### **4.3 Financial Sustainability**

- 4.3.2 Undertake active financial management to ensure that the annual budget is achieved and any variances are promptly identified and addressed.

### **Legal Implications**

#### *Local Government Act 1995*

**6.8. Expenditure from municipal fund not included in annual budget**

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure—  
(b) is authorised in advance by resolution\*

\* Absolute majority required.

#### *Local Government (Financial Management) Regulations 1996*

**30. Previous financial year figures to be shown for comparison**

- (1) In the annual budget—  
(a) the income statement for the previous financial year; and  
[(b) deleted]  
(c) the rate setting statement for the previous financial year; and  
(d) the information referred to in regulation 27(g), 27(i)(i), 27(j), 27(k)(i), 27(k)(ii) and 29(f) for the previous financial year, are to be prepared in a manner that clearly compares the estimates in the annual budget in respect of each statement or piece of information, as the case requires, with the equivalent financial results at 30 June of the previous financial year (**comparative figures**).
- (2) If at the time of preparation of the annual budget a financial result referred to in subregulation (1) is not known, an estimate of that result may, if it is disclosed as an estimate, be included in the annual budget.

**31. Net current assets at start of financial year to be shown**

- (1) The annual budget is to include the net current assets carried forward from the previous financial year.
- (2) If at the time of preparation of the annual budget the net current assets is not known, an estimate of that figure may, if it is disclosed as an estimate, be included in the annual budget.

#### ***Australian Accounting Standard (AASB)***

##### ***AASB 1059 – Service Concession Arrangements.***

*An arrangement whereby a government or other public sector body contracts with a private operator to develop (or upgrade), operate and maintain the grantor's infrastructure assets such as roads, bridges, tunnels, airports, energy distribution networks, prisons or hospitals.*

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

Nil.

## **Budget/Financial Implications**

The closing surplus, represented by the Net Current Asset position is \$17,642,243.

After allowing for carried forward funds for projects, and the advanced payment of the Federal Assistance Grant (FAG), the remaining surplus is \$1,510,614. Calculation of the FY25 surplus is set out below.

### Determination of Surplus

<b>Closing Balance Net Current Assets FY25</b>	<b>\$17,642,247</b>
Less:	
Financial Assistance Grant paid in advance	\$3,004,064
Carried Forward Operating (CS3/10/25)	\$5,386,000
<u>Carried Forward Capital (CS3/10/25)</u>	<u>\$8,580,500</u>
Subtotal	\$16,970,564
Add back:	
Surplus funds already transferred to reserve in June 2025 (CS2/6/25)	\$838,931
<b>FY25 Surplus</b>	<b>\$1,510,614</b>

The remaining balance is \$671,683, after taking into account the amount previous transferred in June 2025 (\$1,510,614 - \$838,931 = \$671,683)

However, a Council decision in October (CS3/10/25) to transfer funds of \$324,800 to the Projects Rolled Over reserve, which can only be put into effect in this financial year, will reduce the remaining funds to \$346,883.

The Council's decision in October approved the following:

*Approves the transfers to the Rolled Over Projects Reserve at 30 June 2025, as follows:*

<i>Corfield Wetland Improvements stage 4/5</i>	<i>\$153,700</i>
<i>Streetscape Strategy Gateway Landscape</i>	<i>\$75,000</i>
<i>Fancote Park</i>	<i><u>\$96,100</u></i>
<i>TOTAL</i>	<i><u>\$324,800</u></i>

Given the timing of Audit, this decision can only be put into effect in the current financial year.

## BACKGROUND

The Audit of the 2024/25 Financial Statements is complete and is scheduled to be signed off by the Office of the Auditor General on 10 December 2025. This coincides with the City Audit Committee meeting on the same date. As such, the Annual Financial Statement are complete to a point where a declaration of the year end position (surplus) for the year may be made.

## ANALYSIS

The Statement of Financial Activity provides information on the total sources and application of funds during the year, starting with an opening balance of net current assets (NCA) and finishing with a closing balance of NCA. The closing balance provides the basis for the calculation of the surplus.

Using a summarised representation of the Statement of Financial Activity, and comparing the original budget, the amended budget and the actual year end results, a high level commentary can be provided on the year. The commentary is on the variances to the amended budget.

	2025 Adopted Budget \$	2025 Revised Budget \$	2025 Actuals \$	2025 Variances \$
Note				
<b>Net Current Assets at Start of Financial Year (FY24 b/fwd)</b>	250,000	14,934,489	14,934,490	(1)
<b>Operating Activities</b>				
Revenue from Rates and Operating Activities	139,722,584	138,655,991	144,246,708	(5,590,717)
Expenditure from Operating Activities	(159,770,310)	(164,181,460)	(157,857,837)	(6,323,623)
<b>Net Operating Result including Non Cash Items</b>	<b>(20,047,726)</b>	<b>(25,525,469)</b>	<b>(13,611,129)</b>	<b>(11,914,340)</b>
Less: Non-Cash Amounts Excluded from Operating Activities	35,500,000	35,138,000	48,300,862	(13,162,862)
<b>Amount Attributable to Operating Activities</b>	<b>15,452,274</b>	<b>9,612,531</b>	<b>34,689,733</b>	<b>(25,077,202)</b>
<b>Investing Activities</b>				
Capital Investment, Gifted Assets, Dev Contr. & Grants	(16,894,000)	(34,435,007)	(11,151,805)	(23,283,202)
<b>Financial Activities</b>				
Net Reserve Trfs, New Borrowings & Loan Repayments	1,191,726	9,887,987	(20,830,175)	30,718,162
<b>Net Current Assets at End of Financial Year (FY25 c/fwd)</b>	<b>0</b>	<b>0</b>	<b>17,642,243</b>	<b>(17,642,243)</b>

### Notes:

- Higher Operating Revenues were achieved in interest earnings (\$1.5M) due to favorable interest rates and higher term deposit balances maintained throughout out the year. The operating revenue increases were also attained (\$350k) due to higher than anticipated fees and charges from the Armadale Aquatic and Fitness Centre, building and planning services. Interim rates was also higher than the amended budget (\$460k). The City also received an advanced receipt of \$3M for the FY26 Financial Assistance Grant in FY25, which had the effect of increasing grant revenues for FY25.
- Overall lower operating expenditures to amended budget resulted due to timing of projects and program (material and contracts) expenditure (\$5.7M variance). Most of these items have been carried forward (\$5.4M). Report CS3/10/25 refers. Finance



costs were higher than budget due to non cash adjustments to recognize unwinding interest in provision for rehabilitation asset (landfill) (\$400k).

- c. Accounting adjustments for non-cash items such as depreciation, profit and loss on disposals of assets and also changes in contractor liabilities (typically DCPs). These changes do not impact on the budget surplus position, but they do need to be accounted for when determining the surplus. This year, \$13M was received for Development contributions.
- d. Investing activities reflect the City's capital investment program. In FY25, a higher-than-average capital investment program which was established on the LTFP capital financing program resulted in a number of capital projects being carried forward \$28M, or \$23M net of grants. Report CS3/10/25 refers.

A recent LTFP Capital Investment workshop illustrated the difference between the capital financing and capital delivery programs, and the strategy to use reserves to cashflow project funding to match the delivery program. It is expected that this will significantly reduce the quantum of carried forwards.

- e. Financing activities refer to reserve transfers (both in and out), new borrowings and repayments of the loans. Similar to the above, reserve transfers and borrowings mirror the Capital Investment program delivery, hence the variation to budget. In most cases, projects have been carried forward with associated funding. Refer CS3/10/25, 13 October 2025. The net transfer to the asset renewal reserve was higher than budget and conversely, the actual asset renewal works delivered was lower than budget. The reserve transfer ensured the City maintains the asset renewal commitment.

### **Completion of Audit**

In December, the Audit program will see the Office of the Auditor General signing off on the City's Audited Annual Financial Statements for 2024/25 with an unqualified opinion. The Audit Committee is scheduled to consider the OAG report on 10 December 2025 and Council is scheduled to subsequently adopt the Audit Committee recommendations on 15 December 2025, accepting the Annual Financial Report and Auditor's independent report.

### **Application of the Year-End Surplus**

This report advises of a year-end surplus of \$1.51M and remaining funds of **\$346,883** after allowing for previous transfers to reserves and pre commitments to projects rolled over.

Previously the Council set aside funds in the Future Projects Reserve if a budget surplus has resulted. This has built the Future Projects Reserve fund over time to build capacity to deliver strategic projects such as City Centre Investment projects. More recently, surplus funds were set aside in the Future Projects Reserve in June, as forecasted by the amended budget at the time. This report concludes by recommending a transfer to the future projects reserve of the remaining funds.

## OPTIONS

The budget surplus is a ‘one off’ and so should not be allocated to any proposal that has a recurrent (year-on-year) impact. So, Council has the following options:

1. Amend the FY26 budget to adjust the opening balance of net current assets and transfer the surplus funds of **\$346,883** to the Future Projects Reserve Fund for a future allocation, after allowing for the transfers of funds remaining of \$324,800 to the Future Projects Reserve for Corfield Wetland Improvements; Streetscape Strategy Gateway Landscape; and Fancote Park
2. Leave the remaining funds available as a surplus to be considered in the budget review in March.

*Option 1 is recommended.*

## ATTACHMENTS

There are no attachments for this report.

### Alterantive Recommendation

*Councillor Silver moved that Option 2 to be adopted. Committee discussed and resolved as below.*

## RECOMMEND

CS4/12/25

**That Council \*AMENDS the FY26 Budget opening balance (Net Current Asset Position) to \$17,642,247, and transfers leaves the funds remaining of \$346,879 to be considered in the budget review in March 2026 to the Future Projects Reserve, after allowing for items (i) to (iv) below):**

Closing Balance Net Current Assets FY25	\$17,642,247
Less:	
(i) Financial Assistance Grant paid in advance	\$3,004,064
(ii) Carried Forward Operating (CS3/10/25)	\$5,386,000
(iii) Carried Forward Capital (CS3/10/25)	\$8,580,500
(iv) Projects Rolled Over (CS3/10/25)	\$324,800
<b>Remaining funds</b>	<b>\$346,879</b>

## ABSOLUTE MAJORITY RESOLUTION REQUIRED

Moved Cr Silver  
Seconded Cr Stoneham  
Opposed Cr Newman  
MOTION CARRIED

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## **2.1 - CONDITION OF BUSINESSES IN KELMSCOTT (REFERRAL ITEM)**

---

At the Council meeting held on 16 December 2024, Mayor R Butterfield referred the following matter to Corporate Services Committee.

*That the matter of the condition of empty premises and public realm in Kelmscott be referred to the Corporate Services Committee.*

### **Comment from Mayor R Butterfield**

I seek a report on actions (and associated costs) that the City could take to incentivise business operators to refresh their shop fronts, to make the Armadale city centre and Kelmscott town centers more inviting and by doing so stimulate economic growth and foster community pride.

Full details of the referral by Mayor R Butterfield have been provided to Elected Members under separate cover.

### **Officer Comment**

An item on Kelmscott was referred in December 2024; and subsequently, a similar item was referred to the Development Services Committee in April 2025.

This matter was responded to at the Development Services meeting on 18 August 2025. The Council decision D6/8/25 states:

*“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.*

*2. Request the Chief Executive Officer to provide information and advice to Councillors on:*

- Compliance work undertaken by the City for Development Approvals with respect to landscaping requirements and/or maintenance issues in the Kelmscott District Centre with private/commercial land uses.*
- An update on the activities of the City’s Economic Development Team with respect to engagement with businesses in Kelmscott.”*

With respect to the last bullet point of Council's decision, the following information is provided:

Business outreach activities:

The City has undertaken in-person visits with local business owners to promote the *Grow Your Business* program and other City-led programs. Between July and September 2025, 50 Kelmscott businesses were engaged through this outreach effort. Local businesses sentiment is mixed, from some businesses reporting they are "quiet", with others thriving and outgrowing their premises.

Participation in City-led initiatives:

Local businesses have been supported and encouraged to participate in activities such as *Small Business Day* promotions, *Spring into Armadale*, and *Carols by Candlelight* voucher campaigns.

The Small Business Day Facebook Reel performed strongly, achieving 11,929 views and reaching 7,048 people, indicating high community engagement. Positive feedback was received by a participating shop which was thankful for the City's efforts.

Business Armadale Chamber of Commerce hosted networking events in Kelmscott to increase local business engagement. This resulted in events at The Hidden Café in April and again in September 2025 at the Pink Café.

Online Business Directory:

A total of 48 Kelmscott-based businesses are currently listed in the City's online Business Directory, improving visibility and access for the community. Further promotion of this directory is to take place across the City's channels.

Councillor Workshop:

A Councillor Workshop (Kelmscott District Centre Public Realm Strategy) was held on 17 September 2025. Notes and the presentation from the workshop were circulated to Councillors on 24 September 2025.

On 30 September 2025, Mayor Butterfield provided further information for the referral that is the subject of this report (see notes above).

**ATTACHMENTS**

There are no attachments for this report.

**RECOMMEND**

CS5/12/25

**That Council request a report on actions and associated costs that the City could take or does undertake, to encourage businesses across the City, to improve the overall presentation of their premisses in order to foster community pride and economic activity.**

**Moved Cr Stoneham  
MOTION CARRIED**

**6/0**

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## **2.2 - CITY'S WEBSITE (REFERRAL ITEM)**

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At the Council meeting held on 10 November 2025, Councillor D Newman referred the following matter to the Corporate Services Committee.

*That the matter of review and feedback from the community and stakeholders on the City's new website's effectiveness and content be referred to the Corporate Services Committee.*

### **Comment from Cr D Newman**

I'd like to request a report to the Committee on the new City websites (Service and Explore).

- Review the feedback from the website "we're looking for your feedback" forms
- Visitor numbers compared to previous website
- Searchability of the Service website and how successful the tool is at locating relevant information
- Opportunities to improve the website based on feedback and best practice.

### **Officer Comment**

The City's digital channels (websites) were developed and launched in March this year. The project took the eight existing websites and brought them together across two platforms – Service Armadale and Explore Armadale. The aim of the new digital channels was to respond to customer and community feedback for

- Easy Access & Search Function
- Simple, task-focused navigation
- Accessibility and Inclusion
- Content that is clear and to the point
- Personalisation.

Since the launch, Website sentiment has improved over time, shifting from early frustration post-launch to more constructive, content-focused feedback. Most user issues relate to content clarity or missing information, while fewer relate to technical faults.

Traffic levels and engagement are stabilising, and users are increasingly able to navigate the platform effectively. However, internal search data indicates areas for better content labelling, indexing and relevance tuning.

If the Council decides to request a report, the report will expand on the above commentary. Further, Officers have prepared a presentation for the Executive and Councillors, which follows an internal review and lessons learned workshop that was held in October with officers. This can be presented in conjunction with or in lieu of a report.

### **ATTACHMENTS**

There are no attachments for this report.

### **RECOMMEND**

CS6/12/25

**That City Officers seek feedback from elected Members on the suitability and functionality of the City's websites prior to a Councillor Workshop in 2026.**

**Moved Cr D Newman**

**MOTION CARRIED**

**6/0**

***2.3 - TEN 14/25: SUPPLY OF FOUR WASTE COLLECTION VEHICLES -  
(CONFIDENTIAL COVER REPORT)***

---

**MEETING CLOSED TO PUBLIC**

MOVED Cr Stoneham that the meeting be closed to members of the public in accordance with s5.23 (2)(e)(ii) as the matter to be discussed, if disclosed, would reveal information that has a commercial value to a person.

Motion Carried (6/0)

*Meeting closed to the public at 8.36pm*

WARD : ALL

FILE No. : M/762/25

DATE : 24 November 2025

REF : SP

RESPONSIBLE : Executive Director  
MANAGER Corporate Services

**In Brief:**

- A confidential report is presented as an attachment to this Agenda.

**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.
- 2.3 Functional, inclusive and sustainable infrastructure
  - 2.3.2 Maintain assets to be functional, safe, affordable and sustainable.
- 4.3 Sound financial governance, incorporating economic, social and environmental outcomes
  - 4.3.1 Deliver strategic financial planning for services, asset management and equitable funding.

**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.*

**ATTACHMENTS**

There are no attachments for this report.

**RECOMMEND**

**CS7/12/25**

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

**Moved Cr Stoneham  
MOTION CARRIED**

**6/0**

**MEETING OPENED TO PUBLIC**

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

*Meeting reopened at 8.39pm*

***2.4 - TEN 6/25: TURF MAINTENANCE AT ACTIVE SPORTS FIELDS AND PUBLIC OPEN SPACES (CONFIDENTIAL COVER REPORT)***

---

**MEETING CLOSED TO PUBLIC**

MOVED Cr Jorgensen that the meeting be closed to members of the public in accordance with s5.23 (2)(e)(ii) as the matter to be discussed, if disclosed, would reveal information that has a commercial value to a person.

Motion carried (6/0)

*Meeting closed to the public at 8.39pm*

WARD : ALL  
FILE No. : M/725/25  
DATE : 24 November 2025  
REF : SP  
RESPONSIBLE : Executive Director  
MANAGER : Corporate Services

**In Brief:**

- A confidential report is presented as an attachment to this Agenda.

**Strategic Implications**

2.2 Attractive, inclusive and functional public places.

2.2.4 Develop, improve and maintain quality parks, playgrounds and public open spaces throughout the City.

**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 legislation indicates that the following apply:

- 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.*

**ATTACHMENTS**

There are no attachments for this report.



**RECOMMEND**

CS8/12/25

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

**Moved Cr L Sargeson  
MOTION CARRIED**

**6/0**

**MEETING OPENED TO PUBLIC**

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

*Meeting reopened at 8.41pm*

***2.5 - RATES EXEMPTION APPLICATION - S6.26(2)(G) LAND USED EXCLUSIVELY FOR CHARITABLE PURPOSES; 10 ALEX WOOD DRIVE FORRESTDALE FREE REFORMED EUCALYPT ASSOCIATION INC***

---

**MEETING CLOSED TO PUBLIC**

MOVED Cr Sargeson that the meeting be closed to members of the public in accordance with s.5.23 (2)(e)(iii) as the matter to be discussed, if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person.

Motion carried (6/0)

Meeting closed to the public at 8.41pm

WARD : RANFORD  
FILE No. : M/769/25  
DATE : 26 November 2025  
REF : AO  
RESPONSIBLE : Executive Director  
MANAGER : Corporate Services

**In Brief:**

- A confidential report is presented as an attachment to this Agenda.

**Strategic Implications**

4. Leadership
  - 4.1.2 Make decisions that are sound, transparent and strategic

**Legal Implications**

- *Local Government Act 1995* (as outlined in the confidential report attachment).

**Council Policy/Local Law Implications**

Nil.

**Budget/Financial Implications**

As outlined in the confidential report attachment.

**Consultation**

As outlined in the confidential report attachment.

*A Confidential Report is presented as an attachment to this Agenda.*

*This matter is considered to be confidential under Section 5.23(2)(e)(iii) of the Local Government Act, as discussion of this matter in an open meeting would reveal information about the business, professional, commercial or financial affairs of a person.*

**RECOMMEND**

**CS9/12/25**

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

**Moved Cr L Sargeson**

**MOTION CARRIED**

**6/0**

**MEETING OPENED TO PUBLIC**

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

*Meeting reopened at 8.52pm*

***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.*

***CHIEF EXECUTIVE OFFICER'S REPORT***

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Nil.

***EXECUTIVE DIRECTOR'S REPORT***

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Nil.

**MEETING DECLARED CLOSED AT 8.53pm**

<b>CORPORATE SERVICES COMMITTEE</b> <b>SUMMARY OF ATTACHMENTS</b> <b>9 DECEMBER 2025</b>		
<b>ATT NO.</b>	<b>SUBJECT</b>	
<b>1.1 LIST OF ACCOUNTS PAID - OCTOBER 2025</b>		
1.1.1	Monthly Cheque and Credit Card Report - October 2025	
1.1.2	Monthly Fuel Card Transactions - Period Ending 31 October 2025	
1.1.3	Cabcharge Report - October 2025	
<b>1.2 STATEMENT OF FINANCIAL ACTIVITY - OCTOBER 2025</b>		
1.2.1	Monthly Financial Report - October 2025	
1.2.2	Capital Program - October 2025 (\$250K plus)	
1.2.3	Capital Program - October 2025 (\$250K and under)	
1.2.4	Small Balance Write Off - Rates - October 2025	

*The above attachments can be accessed from the Minutes of the Corporate Services Committee meeting of 9 December available on the City's website*

# CITY OF ARMADALE

## MINUTES

OF CITY AUDIT COMMITTEE HELD IN THE COMMITTEE ROOM,  
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON  
**WEDNESDAY, 10 DECEMBER 2025 AT 7.00PM.**

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### OFFICIAL OPENING & ACKNOWLEDGEMENT OF COUNTRY

Read by Cr P A Hetherington

*The City respectfully acknowledges the past and present traditional owners 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 P A Hetherington (Chair)  
Mayor R Butterfield  
Cr L Sargeson  
Cr G Smith (Deputy to Cr Mosey)  
Mr S Linden (Independent Member)

### APOLOGIES:

Cr S J Mosey (Leave of Absence)  
Cr S Peter (Leave of Absence)  
Cr J Keogh

### OBSERVERS:

Nil.

### IN ATTENDANCE:

Ms J Abbiss	Chief Executive Officer
Mr J Lyon	Executive Director Corporate Services
Mr M Southern	Executive Director Technical Services
Mr P Sanders	Executive Director Development Services (Teams)
Ms S van Aswegen	Executive Director Community Services (Teams)
Mr M Hnatojko	Executive Manager Corporate Finance
Mr A Sheikh	OAG (to 7.23pm)
Mr H Rutters	KPMG (to 7.23pm)
Mr H Badshah	KPMG (to 7.23pm)
Ms P Davis	Audit Lead
Mr A Kish	Senior Legal Advisor
Mr K Papalia	Manager City Governance
Ms K Matanga	Financial Accountant Lead
Mrs A Owen-Brown	Executive Assistant Corporate Services

**Note:**

The Audit Committee is a formally appointed committee of council responsible to that body and does not have any power or duty from the Council. As the matters discussed may be of a sensitive and confidential nature which, if disclosed could reasonably be expected to impair the effectiveness of the audit process, the Audit Committee meetings are closed to the public.

- Council resolution CS53/10/2020 refers.

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

## **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 City Audit Committee Meeting held on 8 October 2025 be confirmed.**

**Moved Cr R Butterfield**

**MOTION CARRIED**

**5/0**



# CONTENTS

## CITY AUDIT COMMITTEE

**10 DECEMBER 2025**

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<b>1.</b>	<b>FINANCIAL MANAGEMENT &amp; PLANNING</b>	
1.1	**2024/25 FINANCIAL REPORT AND AUDITORS REPORT .....	110
<b>2.</b>	<b>MISCELLANEOUS</b>	
2.1	AUDIT RECOMMENDATION FOLLOW UP REPORT - DECEMBER 2025 .....	115
<b>3.</b>	<b>COUNCILLORS' ITEMS</b>	
1.	Praise to Officers .....	119
	<b>SUMMARY OF ATTACHMENTS .....</b>	<b>120</b>

***\*\*1.1 - 2024/25 FINANCIAL REPORT AND AUDITORS REPORT***

---

WARD : ALL  
FILE No. : M/749/25  
DATE : 20 November 2025  
REF : MH  
RESPONSIBLE : Executive Director  
MANAGER : Corporate Services

**In Brief:**

- This report presents the Annual Financial Report and Auditor's Completion Report for the financial year ended 30 June 2025.
- The report recommends that the Financial Report and Auditor's Audit Completion Report as presented, be endorsed.

**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**

- 4.1 Visionary Civic Leadership and Sound Governance  
4.1.3 Support the role of the elected body

### **Legal Implications**

*Local Government Act 1995*

*Local Government (Financial Management) Regulations*

*Local Government (Audit) Regulations*

*Australian Accounting Standards*

*International Financial Reporting Standards*

In particular, the pertinent sections of the *Local Government Act 1995* and the *Local Government (Audit) Regulations 1996*, are:

- Section 6.4 – a local government is to prepare an annual financial report in the manner and form prescribed and by 30 September submit to its Auditor the accounts balanced up to the last day of the preceding year and the annual financial report.
- Section 7.9 – the Auditor is required to examine the accounts and annual financial report and by 31 December, prepare a report thereon and forward a copy of that report to the Mayor, CEO and the Minister.
- Clause 10 (of the Regulations) – the auditor’s report is to give the auditor’s opinion on the financial position of the local government, the results of the operations of the local government, include any material matters that in the opinion of the auditor indicate significant adverse trends in the financial position or the financial management practices of the local government and include any matters indicating non-compliance.
- Clause 16 (of the Regulations) – a function of the Audit Committee is to review and make recommendation to Council on the annual financial report and auditor’s report.

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

Nil.

### **Budget/Financial Implications**

Nil.

### **Consultation**

- Council’s Auditor & the Office of the Auditor General.

### **BACKGROUND**

The City has prepared its Annual Financial Report for the year ending 30 June 2025, in accordance with the Australian Accounting Standards and the specific requirements of the *Local Government Act 1995* and associated Regulations. The Audit was conducted consistent with the Audit Plan as provided to the City Audit Committee on 11 June 2025.

The financial statements were delivered to the City's external Auditors, KPMG on behalf of the OAG (Office of the Auditor General) on the 30 September 2025. The audit field work was conducted from 6 October to 31 October 2025.

The OAG has advised that they will formally sign and release the audit report on 11 December 2025, following the Committee meeting. In previous years, the OAG report was signed mid-December, and was subsequently submitted to a City Audit meeting in February. This year, signing the report after the Audit meeting in preparation for adoption at the Council meeting on Dec 15 marks a change in process, due to the audit being completed earlier. The signed and stamped documents will be issued to the Audit Committee under cover of memo, and included in the agenda for the Ordinary Council Meeting.

At the time of writing, there are no outstanding audit issues that are likely to hold up the OAG signing off and providing final clearance on the audit report as per the timeline listed above except for Cash in Lieu Parking which is currently listed as in trust. The OAG has confirmed on 5 December that it should be in a separate Reserve rather than trust so therefore it will be treated in the final audit report as an Uncorrected Misstatement of \$265,538. The amended report will be available to Councillors before the Committee Meeting and the correction of the cash in lieu parking in the system will occur in December.

There are no subsequent events since the end of June 2025 that would need to be noted in the accounts.

## **DETAILS OF PROPOSAL**

The Annual Financial Report for the financial year ended 30 June 2025 is attached to this report.

The audit plan focused on 7 key areas:

- Infrastructure Assets
- Revenue Recognition
- Rehabilitation Provision
- Contracts and Procurement
- Employee Costs and Provisions
- Management Override of Controls
- IT General Controls and Systems

The Independent Auditors Report, together with the Annual Financial Report will be included in the Annual Report to meet the requirements of section 5.53 of the *Local Government Act 1995*. The draft Annual Report is planned to be submitted to the 9 February 2026 Ordinary Council Meeting.

The OAG Representative Mr Aamir Sheikh (Assistant Director Financial Audit OAG), OAG appointed Auditor (KPMG), Mr Hayden Rutters (Partner) and Mr Hussain Badshah (Manager), will be in attendance to present the 2025 Auditor's Audit Completion Report and take any queries from the Committee.

## COMMENT

### The Annual Financial Statements

Council will consider the End of Year Surplus position via the Corporate Services Committee Meeting scheduled for 9 December 2025.

In summary:

- the City's Operating Revenue was \$143M an \$8.9M increase compared to prior year.
- A notable increase of \$5.8M was realised in rates revenue further showcasing the developmental growth within the City. Growth in rates helps funds new services in growth areas.
- Operating Expenses increased \$10.3M, largely driven by increases in employee related costs and in materials and contracts, due to programs carried forward from the prior year and also due to growth.
- Net assets increased by \$60M for FY 25 from \$1.58B to \$1.638B in total. \$23.3M was received as gifted assets to the City from development and pathways were revalued upwards by \$40M.
- Current Assets increased by \$32M from \$174.3M to \$206.6M mainly due to an increase in Other Financial Assets (Restricted Reserve assets), reflective of development contributions.
- Cash at bank and receivables increased from \$25.9M to \$36.6M, improving liquidity.
- Non-current assets increased by \$51M from \$1.536B to \$1.588B.
- Major drive for the increase in non -current assets was the revaluation of Infrastructure Pathways that increased in value by \$46.9M.
- Current liabilities increased from \$56M to \$58M and total liabilities overall increased from \$134.4M to \$157.5M.
- During the year the City increased its borrowings from WATC by \$11.7M for Piara Waters Library, Forrestdale and Morgan Park Sports Pavilions, and the OneCouncil project.
- Lease liability increased by \$3.7M, including the new lease for the Armadale Library.
- During the year, the City repaid a total of \$5.2M in loan and lease liabilities.

A total of \$35.4M was transferred to Reserves with \$8.1M being transferred from reserves for use in various capital projects. The reduced transfer from reserve is a result of alignment with the delivery program for these key projects.

At the end of the year, the City finished with a \$1.51M surplus.

### The Auditors Report

The Auditor's Completion Report in the confidential attachment provides details. Overall, there are no matters to report in the areas of:

- Fraud
- Laws and regulations
- Related parties
- Significant duties
- Significant matters
- Other matters.

There are however two (2) control deficiencies for management attention in the areas of Asset Accounting and Contracts and Procurement and 3 minor ICT control findings.

There were some discrepancies noted in the values of assets and depreciation for the prior year. The asset capitalisation process is being reviewed and will be updated to address the findings going forward.

A reclassification of overhead expenses was also noted and corrected. Processes are being put in place to ensure correct classification of the overhead during the year going forward. The audit also established a different discount rate utilised for leased assets. This has been amended to ensure the discount rate from the West Australian Treasury Corporation (WATC) is utilised for any Right of Use recognition going forward.

## CONCLUSION

It is recommended that the Annual Financial Report and Auditor's Audit Completion Report as presented as attachments be accepted.

## ATTACHMENTS

1. [Draft Financial Statement - City of Armadale - 30 June 2025](#)
2. Draft Independent Auditor's Report - City of Armadale - 30 June 2025 - *This matter is considered to be confidential under Section 5.23(2) (f) of the Local Government Act, as the matter, if disclosed, could be reasonably expected to impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law*

### Committee Discussion

*The Audit Committee were advised by the Office of the Auditor General that they will be recommending to the Auditor General to sign off on an unqualified Audit. This is expected to occur on 11 December, and it is intended that the Council papers will include as attachments the unqualified audit opinion from the Auditor General and the stamped Annual Financial Statements.*

## RECOMMEND

CA1/12/25

### That Council:

1. In accordance with section 5.54 of the *Local Government Act 1995*, accept\* for inclusion in the City's 2024/25 Annual Report, the Annual Financial Report and Auditor's Independent Audit Report for the financial year ended 30 June 2025 as presented; and
2. Accept the 2025 Audit Completion report as presented.

## ABSOLUTE MAJORITY RESOLUTION REQUIRED

Moved Cr L Sargeson  
MOTION CARRIED

5/0

**2.1 - AUDIT RECOMMENDATION FOLLOW UP REPORT - DECEMBER 2025**

WARD : ALL  
FILE No. : M/680/25  
DATE : 3 November 2025  
REF : PD/MBL  
RESPONSIBLE MANAGER : Chief Executive Officer

**In Brief:**

- The Audit Recommendation Follow Up Report details management actions and completion status of past audit recommendations as of December 2025.
- Recommend that Council note the Audit Recommendation Follow Up Report as of December 2025.

**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*

Aspiration 4 – Leadership

Outcome 4.1 – Strategic Leadership and Effective Management.

Objective 4.1.3 - Develop organisational frameworks to achieve consistency, transparency and clarity of decision-making processes.

### ***Corporate Business Plan***

**Action 4.1.3.6** - Ensure that the City's operations are proactively compared with the findings and recommendations of external reviews, such as Office of the Auditor General Focus Audits, and promptly takes any corrective measures necessary to ensure compliance.

**Action 4.1.3.7** - Maintain a system of internal audit and independent external expert representation on the City's Audit Committee.

### **Legal Implications**

- *Local Government Act 1995*
- *Local Government (Audit) Regulations 1996*
- *Global Internal Audit Standards*
- Local Government Operational Guideline 9 – Audit in Local Government.

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

- Internal Audit Charter.

### **Budget/Financial Implications**

Nil.

### **Consultation**

- Executive Leadership Team
- Relevant Managers.

## **BACKGROUND**

In accordance with the Internal Audit Charter and Manual, the Audit Recommendation Follow Up Report has been established to monitor the progress of agreed actions that address outstanding audit recommendations. On a quarterly basis, the Audit Lead will submit this report to the Audit Committee. The report will detail all outstanding audit recommendations until such time as the Audit Lead assesses the management actions as sufficient to address the risk initially identified.

The confidential attachment includes an overview of:

- The audit findings and recommendations
- The auditor's assessment of the risk rating
- The business unit responsible for implementing the corrective action
- A summary of the management actions either yet to commence, in progress or completed to address the risk identified
- An overall assessment of corrective actions completion status
- Management actions completion due dates.



**DETAILS OF PROPOSAL**

This quarter's Audit Recommendation Follow Up Report consists of audit findings from the following audits:

- Office of the Auditor General 30 June 2024 - Financial and Information Technology General Controls Audit
- Risk management, Internal Controls & Legislative Compliance Review (Regulation 17) Report – March 2023
- Financial Management Review (Regulation 5) - January 2024
- Office of the Auditor General Performance Audit – Management of Staff Exit Controls in Local Government – June 2024.

At the beginning of 2025, the City had 184 outstanding audit recommendations. As of November 2025, a total of 124 audit recommendations have been successfully implemented. With many of these actions requiring a significant amount of work, the progress is reflective of management commitment to implementing a stronger governance and control environment.

A summary of the December quarter's completion status of all outstanding audit recommendations from recent audit reviews is detailed in the table below:

Audit Risk Rating	Completed	In Progress	Yet to Commence	On Hold	Total
Significant	3	12		1	16
Moderate	16	17	1	5	39
Minor	5	16		8	29
Total	24	45	1	14	84

The breakdown of outstanding audit recommendations completion status by individual audit reviews are below:

**1. Office of the Auditor General 30 June 2024 - Financial and Information Technology General Controls Audit**

Audit Risk Rating	Completed	In Progress	On Hold	Total
Significant		1		1
Moderate	1	3		4
Minor	1	3	1	5
Total	2	7	1	10

**2. Risk Management, Internal Controls & Legislative Compliance Review (Regulation 17) Report – March 2023**

Audit Risk Rating	Completed	In Progress	On Hold	Total
Significant	1	1	1	3
Moderate		1	5	6
Minor		1	7	8
Total	1	3	13	17

**3. Financial Management Review (Regulation 5) - January 2024**

Audit Risk Rating	Completed	In Progress	Yet to Commence	Total
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Significant	2	10		12
Moderate	15	10	1	26
Minor	4	12		16
Total	21	32	1	54

**4. Office of the Auditor General Performance Audit – Management of Staff Exit Controls in Local Government – June 2024.**

Audit Risk Rating	Completed	In Progress	Yet to Commence	Total
Significant				
Moderate		3		3
Minor				
Total		3		3

Please note that the confidential attachment has been presented in order of the audit finding's risk rating, for example, all audit findings rated as a significant risk are presented first and then sorted by the completion status, starting with those yet to commence.

***Extension of Completion Due Dates***

To maintain accountability in addressing the outstanding audit recommendations, any Management request for the extension of completion dates will be highlighted in the quarterly report. The original completion date will be crossed through on the report, not deleted, and the new completion date stated underneath. In addition, a brief management statement is included, under the audit finding, detailing the reasoning behind the required extension.

The summary of the extension explanations is detailed in the confidential attachments.

**CONCLUSION**

Actions arising from the City's internal and external audits are recorded and monitored within the Audit Recommendation Follow Up Report. Progress on the implementation of the corrective actions are reported on a quarterly basis to the Audit Committee and Council.

**ATTACHMENTS**

1. Audit Recommendation Follow Up Report December 2025 Final - *This matter is considered to be confidential under Section 5.23(2) (e iii) of the Local Government Act, as the matter, if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person*
2. Due Date Extensions December 2025 - *This matter is considered to be confidential under Section 5.23(2) (e iii) of the Local Government Act, as the matter, if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person*

**RECOMMEND**

CA2/12/25

**That Council note the Audit Recommendation Follow Up Report – December 2025.**

**Moved Cr R Butterfield**

**MOTION CARRIED**

**5/0**

***COUNCILLORS' ITEMS***

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**1. Praise to Officers (Cr Ruth Butterfield)**

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Mayor Butterfield on behalf of the Committee expressed her appreciation for the progress made by staff to close out 124 of the 184 audit actions over the course of the year and thanked everyone for their commitment to good governance and integrity.

**MEETING DECLARED CLOSED AT 7.38PM**

CITY AUDIT COMMITTEE SUMMARY OF ATTACHMENTS 10 DECEMBER 2025		
ATT NO.	SUBJECT	
1.1	2024/25 FINANCIAL REPORT AND AUDITORS REPORT	
1.1.1	Draft Financial Statement - City of Armadale - 30 June 2025	

*The above attachments can be accessed from the Minutes of the City Audit Committee meeting of 10 December available on the City's website*

# CHIEF EXECUTIVE OFFICER’S REPORT

**15 DECEMBER 2025**

## INDEX

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### **1. REPORTS**

1.1	LIST OF ACCOUNTS PAID - NOVEMBER 2025 .....	122
1.2	**STATEMENT OF FINANCIAL ACTIVITY - NOVEMBER 2025 .....	125
1.3	COUNCILLORS INFORMATION BULLETIN - ISSUE NO 19/2025 .....	131

ATTACHMENTS .....	133
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### ***1.1 - LIST OF ACCOUNTS PAID - NOVEMBER 2025***

WARD : ALL  
FILE No. : M/785/25  
  
DATE : 30 September 2025  
REF : MH  
RESPONSIBLE : Executive Director  
MANAGER : Corporate Services

#### **In Brief:**

- The report presents, pursuant to Regulation 13(1), (2) and (3) and 13A (1) and (2) of the *Local Government (Financial Management) Regulations 1996*, the List of Accounts paid for the period 1 November to 30 November 2025 as well as the credit card, fuel card and cabcharge statements for the month of November 2025.

#### **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**

4. Leadership
- 4.3 Financial Sustainability
- 4.3.2 Undertake active financial management to ensure that the annual budget is achieved and any variances are promptly identified and addressed.

#### **Legal Implications**

Section 6.10 (d) of the *Local Government Act 1995* refers, ie.

#### ***6.10 Financial management regulations***

*Regulations may provide for —*

- (d) the general management of, and the authorisation of payments out of —*
- (i) the municipal fund; and*
- (ii) the trust fund, of a local government.*

Regulation 13(1), (2) & (3) and 13A (1) and (2) of the *Local Government (Financial Management) Regulations 1996* refers, ie.

13. *Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.*
- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid*

*by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —*

- (a) the payee's name;*
  - (b) the amount of the payment;*
  - (c) the date of the payment; and*
  - (d) sufficient information to identify the transaction.*
- (2) A list of accounts for approval to be paid is to be prepared each month showing -*
- (a) for each account which requires council authorization in that month –*
    - (i) the payee's name; and*
    - (ii) the amount of the payment; and*
    - (iii) sufficient information to identify the transaction;*
    - and*
  - (b) the date of the meeting of the Council to which the list is to be presented.*
- (3) A list prepared under subregulation (1) or (2) is to be –*
- (a) presented to the Council at the next ordinary meeting of the Council after the list is prepared; and*
  - (b) recorded in the minutes of that meeting.*

**13A Payments by employees via purchasing cards <sup>2</sup>**

- (1) If a local government has authorised an employee to use a credit, debit or other purchasing card, a list of payments made using the card must be prepared each month showing the following for each payment made since the last such list was prepared -*
- (a) the payee's name;*
  - (b) the amount of the payment;*
  - (c) the date of the payment; and*
  - (d) sufficient information to identify the payment*
- (2) A list prepared under subregulation (1) is to be –*
- (a) presented to the Council at the next ordinary meeting of the Council after the list is prepared; and*
  - (b) recorded in the minutes of that meeting.*

**Council Policy/Local Law Implications**

Nil.

**Budget/Financial Implications**

All accounts paid have been duly incurred and authorised for payment as per approved payment procedures.

**Consultation**

Nil.

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<sup>2</sup> [Regulation 13A inserted: SL 2023/106 r. 6.]

## BACKGROUND

Pursuant to Section 5.42 of the *Local Government Act 1995* (*Delegation of some powers and duties to CEO*), Council has resolved to delegate to the CEO (*Delegation Payment from Municipal and Trust Funds refers*) the exercise of its powers to make payments from the municipal and trust funds.

## COMMENT

The List of Accounts paid for the period 1 November to 30 November 2025 is presented as an attachment to this report as well as the credit card statements for the period ended 27 November 2025, monthly fuel card statements for the period ended 30 November 2025 and cabcharge usage for the period ended 30 November 2025.

## ATTACHMENTS

1. [Monthly Cheque and Credit Card Report - November 2025](#)
2. [Monthly Fuel Card Transactions - Period Ending 30 November 2025](#)
3. [Cabcharge Report - November 2025](#)

## RECOMMEND

CEO1/12/25

**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 \$12,764,381.98, cheque numbers 531 to 540, transactions 35978 to 36844 and Payrolls dated 9 November and 23 November 2025.**

### **Credit Cards**

**Accounts paid totalling \$11,216.52 for the period ended 27 November 2025.**

### **Fuel Cards**

**Accounts paid totalling \$16,575.92 for the month ended 30 November 2025.**

### **Cabcharge**

**Accounts paid totalling \$300.14 for the month ended 30 November 2025.**



***\*\*1.2 - STATEMENT OF FINANCIAL ACTIVITY - NOVEMBER 2025***

WARD : ALL  
FILE No. : M/786/25  
DATE : 31 October 2025  
REF : MH/KM  
RESPONSIBLE : Executive Director  
MANAGER : Corporate Services

**In Brief:**

- This report presents the City's Monthly Financial Report for the fifth (5) month period ended 30 November 2025.
- This report recommends accepting the Financial Report for the fifth (5) month period ended 30 November 2025, noting there are reportable actual to budget material variances for the period and that this report is preliminary with the opening balances and audit adjustments confirmed during December.

**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**

4. Leadership
- 4.3 Financial Sustainability
- 4.3.2 Undertake active financial management to ensure that the annual budget is achieved, and any variances are promptly identified and addressed.

### **Legal Implications**

*Local Government Act 1995 – Part 6 – Division 3 – Reporting on Activities and Finance  
Local Government (Financial Management) Regulations – Part 4 – Financial Reports.*

*Local Government Act 1995 – s.6.11 Reserve accounts*

- (1) Subject to subsection (5), where a local government wishes to set aside money for use for a purpose in a future financial year, it is to establish and maintain a reserve account for each such purpose.*
- (2) Subject to subsection (3), before a local government —*
  - (a) changes\* the purpose of a reserve account; or*
  - (b) uses\* the money in a reserve account for another purpose, it must give one month's local public notice of the proposed change of purpose or proposed use.*

*\* Absolute majority required.*
- (3) A local government is not required to give local public notice under subsection (2) -*
  - (a) where the change of purpose or of proposed use of money has been disclosed in the annual budget of the local government for that financial year; or*
  - (b) in such other circumstances as are prescribed.*
- (4) A change of purpose of, or use of money in, a reserve account is to be disclosed in the annual financial report for the year in which the change occurs.*
- (5) Regulations may prescribe the circumstances and the manner in which a local government may set aside money for use for a purpose in a future financial year without the requirement to establish and maintain a reserve account.*

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

Nil.

### **Budget/Financial Implications**

The Statement of Financial Activity, as presented, refers and explains.

### **Consultation**

Nil.

### **BACKGROUND**

A local government is required to prepare a statement of financial activity reporting on the revenue and expenditure as set out in the annual budget for that month. The details in the statement are those as prescribed and the statement is to be reported to Council.

## COMMENTS

Presented as an attachment this month, is the fifth monthly financial statement for the new financial year (presented in nature and type format) prepared from information posted in the OneCouncil system.

For the purposes of reporting other material variances from the Statement of Financial Activity, the following indicators, as resolved by Council, have been applied.

### Revenue

Material variances are identified where, for the period being reported, the actual varies to the budget by an amount of (+) or (-) \$100,000 and in these instances an explanatory comment has been provided.

### Expense

Material variances are identified where, for the period being reported, the actual varies to the budget by an amount of (+) or (-) \$100,000 and in these instances an explanatory comment has been provided.

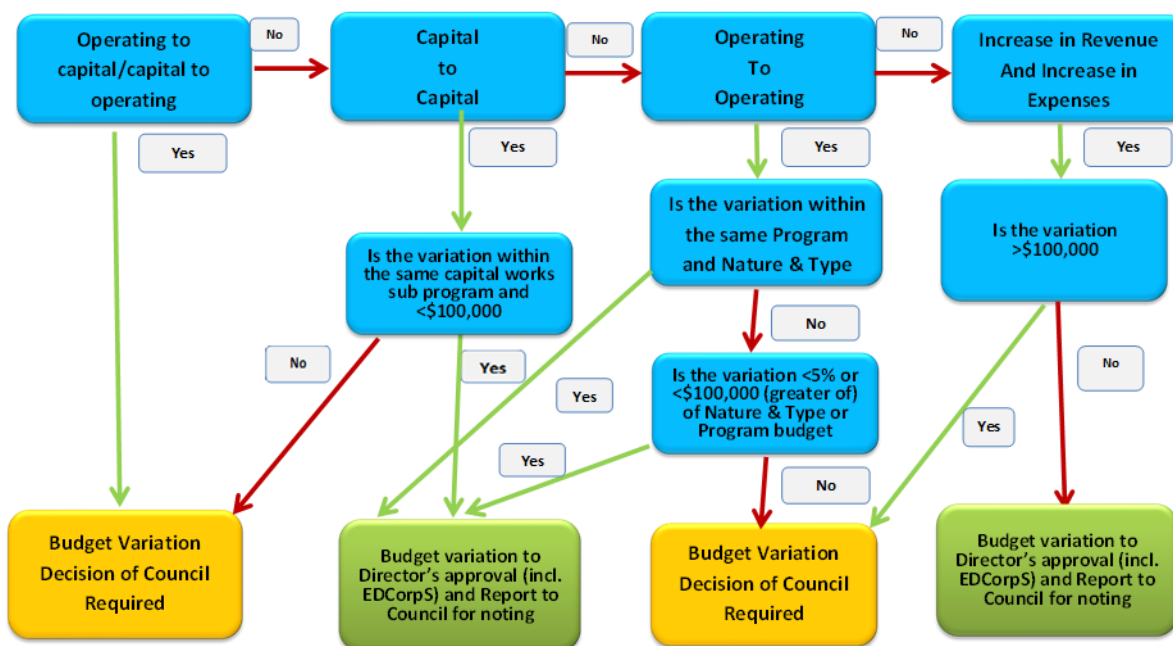
For the purposes of explaining each Material Variance, a three part approach has been taken.

The parts are:

1. Period Variation  
Relates specifically to the value of the Variance between the Budget and Actual figures for the period of the report.
2. Primary Reason  
Explains the primary reasons for the period Variance. As the report is aimed at a higher level analysis, minor contributing factors are not reported.
3. Budget Impact  
Forecasts the likely dollar impact on the Annual Budget position. It is important to note that figures in this part are 'indicative only' at the time of reporting, for circumstances may subsequently change.

At the 26 May 2025 Ordinary Meeting, Council adopted the Budget Variations Process Map which increased the Capital variation to \$100,000 and the Operating to Operating variation at \$100,000 to align with the overall adopted material variation threshold. Budget variations are presented to Council for authorisation by 'Absolute Majority' in circumstances where a forecast variation requires a movement from:

- Operating to Capital
- Capital to Capital for amounts above \$100,000
- Capital to Operating
- Operating to Operating for amounts greater than 5% or \$100,000 (whichever is greater).

**Budget Variation Process Map**

**\*Does not permit extending the scope of works beyond that which was approved**

The May 2025 decision of Council also permitted the Chief Executive Officer to amend a grant funded capital works budget, if there was a corresponding increase in the grant funding.

*The Chief Executive Officer is authorised to approve amendments to capital budgets that are fully funded by external sources and that require an increase cost, commensurate with an increase in funding, but do not necessarily change scope. This caters for circumstances where Developer Contribution Works (which are pre-approved by Council) can be varied in terms of timing of delivery, if required.*

**DETAILS**

Presented as an attachment is the Monthly Statement of Financial Activity for the fifth (5) month period ended 30 November 2025. The Monthly Statements are based on the model statements provided to the sector, which have been developed by Moore Australia, in conjunction with the Department of Local Government.

The opening balances as presented in the attachment are still preliminary as audit confirmation and sign off occurred during December.

Capital Program Update

Included in the monthly report as an attachment is the list of the capital program as at the end of November 2025. Attachments are provided separately for projects above \$250K and projects under \$250K. At the end of November, actual spend plus commitments totalled \$7.53M.

	Amended Budget	Actuals (Nov 2025)	Commitments (Nov 2025)	Total (Spend plus commitments)
Over \$250K	\$102,186,200	\$5,002,720	\$1,249,673	\$6,252,393
Under \$250k	\$8,417,000	\$601,674	\$673,580	\$1,275,254
<b>Total</b>	<b>\$110,603,200</b>	<b>\$5,604,394</b>	<b>\$1,923,253</b>	<b>\$7,527,647</b>

Notable Variations

The variations noted in the Attachment – *Statement of Financial Activity* present the November YTD Budget and Actuals.

Of note:

- Interest earnings are above budget, including reserve, municipal fund earnings and interest on outstanding rates;
- Fees associated with development (planning, building, subdivisions), and with Recreation services are above budget, reflective of development activity and patronage.
- Employee costs are higher, which is likely a combination of the City employing personnel where the budget provides for contractor (materials and contracts) resourcing.
- Materials and contracts is under budget, in most cases a timing issue as programs and projects are planned to be delivered across the Service Delivery, Civil Works and Environment & Sustainability business areas.

As advised in the October Monthly Financials Report, a detailed budget review is planned midyear, which will entail a deeper dive into the variations and project/program delivery noted in the above.

Rates Debtors

Outstanding rate debtors over one year, greater than \$250 outstanding and without any form of payment arrangement is summarised below.

Nov-25		Non Pensioner						TOTAL	
		One Year		Two Years		Three + Years			
		#	\$	#	\$	#	\$	#	\$
ALL	Year One	592	1,121,540	256	615,882	199	599,956	1,047	2,337,378
ALL	Year Two				324,364		567,408		891,772
ALL	Year Three						75,385		75,385
TOTAL		592	1,121,540	256	940,246	199	1,242,749	1,047	3,304,535

Change from last month      -182    -\$294,730      -31    -\$119,448      -13    -\$95,208      -226    -\$509,386

YTD Change                      -857    -\$1,308,135      -80    -\$309,641      -58    -\$446,112      -995    -\$2,063,888

In November, \$509k was collected, including \$215k in the two and three year plus categories and \$294k in the plus 1 year category.

#### Sundry Debtors

The total of Sundry Debtors 120+days is currently \$ 0.74M. The breakdown for the 120 day plus category is:

- \$677K is with Fines Enforcement Registry for collection
- \$36K relate to Waste commercial customers, which remains under legal review with a resolution target date of December
- A further \$21K relate to Planning and Building debtors
- A number of community organisations make up the balance.

#### **ATTACHMENTS**

1. [↓](#) Monthly Financial Report - November 2025
2. [↓](#) Capital Program - November 2025 (\$250K plus)
3. [↓](#) Capital Program - November 2025 (\$250K and under)

#### **RECOMMEND**

CEO2/12/25

#### **That Council:**

1. **Pursuant to Regulation 34 of the *Local Government (Financial Management) Regulations 1996* accept the Statement of Financial Activity for the fifth (5) month period ended 30 November 2025.**
2. **Note that there are reportable actual to budget material variances for the year-to-date period ending 30 November 2025 and note that the opening balances provided are still preliminary as audit confirmation and sign off occurred during December.**

#### **ABSOLUTE MAJORITY RESOLUTION REQUIRED**

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***1.3 - COUNCILLORS INFORMATION BULLETIN - ISSUE NO 19/2025***

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WARD : ALL

FILE No. : M/778/25

DATE : 4 September 2025

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. 19/2025 to be received by Council

The following general information and memorandums were circulated in Issue No 19/2025 on 11 December 2025.

**COMMENT**

**Correspondence & Papers**

NIL

**Information from CEO Office**

Employee Movements

**Information from Technical Services**

**Outstanding Matters and Information Items**

Various Items

**Monthly Departmental Reports**

Technical Services Works Program

**Information from Community Services**

**Outstanding Matters & Information Items**

Report on Outstanding Matters

Upcoming Events

Library Upcoming Events

Community Development

Recreation Services

Library and Heritage Services

**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**

**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 – November 2025

**Planning**

Planning Applications Report – November 2025

Schedule of current Town Planning Scheme No.4 Amendments

Subdivision Applications - WAPC Approvals/Refusals – November 2025

Subdivision Applications - Report on Lots Registered 2025/2026

Compliance Officer's Report – November 2025

**Building**

Building Services Manager's Report - November 2025

Building Health/Compliance Officer's Report – November 2025

Building Services – Reviews before SAT – November 2025

**ATTACHMENTS**

There are no attachments for this report.

**RECOMMEND**

CEO3/12/25

**That Council acknowledge receipt of Issue 19/2025 of the Information Bulletin**



**CHIEF EXECUTIVE OFFICER'S REPORT****ATTACHMENTS**

15 DECEMBER 2025

<b>ATT NO.</b>	<b>SUBJECT</b>	<b>PAGE</b>
<b>1.1 LIST OF ACCOUNTS PAID - NOVEMBER 2025</b>		
1.1.1	Monthly Cheque and Credit Card Report - November 2025	134
1.1.2	Monthly Fuel Card Transactions - Period Ending 30 November 2025	160
1.1.3	Cabcharge Report - November 2025	166
<b>1.2 STATEMENT OF FINANCIAL ACTIVITY - NOVEMBER 2025</b>		
1.2.1	Monthly Financial Report - November 2025	167
1.2.2	Capital Program - November 2025 (\$250K plus)	188
1.2.3	Capital Program - November 2025 (\$250K and under)	190

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
000531	6/11/2025	City of Rockingham	Asbestos Disposal	90.00
000532	6/11/2025	City of Armadale	Petty Cash Recoup	108.70
000533	6/11/2025	City of Armadale-Depot	Petty Cash Recoup	137.00
000534	6/11/2025	City of Armadale	Petty Cash Recoup	199.25
000535	12/11/2025	City of Armadale	Carols by Candlelight - Expenses Float	1135.00
000536	12/11/2025	City of Armadale-Kelmscott Library	Petty Cash Recoup	30.40
000537	12/11/2025	City of Armadale-Seville Grove Library	Petty Cash Recoup	30.30
000538	12/11/2025	City of Armadale	Refund - Animal Sterilisation	200.85
000539	12/11/2025	City of Armadale-History House	Petty Cash Recoup	158.20
000540	13/11/2025	City of Armadale	Staff Service Award	270.00
000541	17/11/2025	City of Armadale	Australia Day Event - Expenses Float	3000.00
000542	17/11/2025	City of Armadale-Armadale Library	Petty Cash Recoup	192.00
000543	17/11/2025	City of Armadale-Aquatic Centre	Petty Cash Recoup	354.55
000544	17/11/2025	City of Armadale-Visitors Centre	Petty Cash Recoup	155.75
000545	27/11/2025	City of Armadale	Consumables - Various Events	250.00
000546	27/11/2025	City of Armadale	Staff Service Award	300.00
035978	7/11/2025	Accidental Health & Safety-Perth	First Aid Kits - Emergency Services	661.65
035979	7/11/2025	Alinta Gas	Gas Charges	76.85
035980	7/11/2025	ALS Library Services Pty Ltd	Library Resources	1026.87
035981	7/11/2025	Armadale Lock & Key Service	Security & Access Control - Armadale Scouts Shed	1448.50
035982	7/11/2025	Armadale Mower World	Parts/Repairs - Parts	270.00
035983	7/11/2025	Armadale Newsagency	Library Resources	732.84
035984	7/11/2025	J Blackwood & Son Pty Ltd	PPE Equipment	1001.08
035985	7/11/2025	Baileys Fertilisers	Fertiliser Application - Various Reserves	32628.20
035986	7/11/2025	Beaver Tree Services Aust Pty Ltd	Tree Pruning and Mulching Services - Various Locations	35019.60
035987	7/11/2025	BOC Gases Australia Limited	AFAC - Dry Ice	26.54
035988	7/11/2025	Tanks for Hire	Hire of Equipment - AHG	1956.90
035989	7/11/2025	Hays Personnel Services (Aust) Pty Ltd	Hire of Temporary Staff	6535.64
035990	7/11/2025	Local Government Professionals Aust WA	Commelligence Forum	340.00
035991	7/11/2025	Metropolitan Cash Register Co	Stationery	297.00
035992	7/11/2025	Royal Lifesaving Society	AFAC - WAW week	1167.76
035993	7/11/2025	Shenton Enterprises Pty Ltd	Repairs & Maintenance - AFAC Pool	954.00
035994	7/11/2025	Stewart & Heaton Clothing Co Pty Ltd	PPE Equipment	506.55
035995	7/11/2025	WA Hino Sales & Service	Parts/Repairs - Fleet	2526.82
035996	7/11/2025	Water Corporation	Water Usage charges	11024.53

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
035997	7/11/2025	Westbooks	Library Resources	1150.19
035998	7/11/2025	Synergy Energy	Electricity Charges - Various Periods	6107.27
035999	7/11/2025	Work Clobber	PPE Equipment	170.10
036000	7/11/2025	Parks & Leisure Australia	Conferences & Seminars	2200.00
036001	7/11/2025	Office Line	Office Furniture	1450.90
036002	7/11/2025	Hello World	Conference Costs	4380.00
036003	7/11/2025	Exteria Street & Park Outfitters	Park Furniture - Fancote Park	3370.40
036004	7/11/2025	E & MJ Rosher Pty Ltd	Parts/Repairs - Plant & Machinery	2927.98
036005	7/11/2025	Kleenheat Gas Pty Ltd	Annual Gas Charges - AFAC	13799.90
036006	7/11/2025	Technology One Ltd	Consultancy Services	13064.74
036007	7/11/2025	Armadale City Concert Band	Entertainment - Highland Gathering	1200.00
036008	7/11/2025	Officeworks Business Direct	Competition Prizes	1441.98
036009	7/11/2025	Armadale RSL Club	Community Grants	1100.00
036010	7/11/2025	Onhold Magic Pty Ltd	Subscription - Monthly On Hold	110.00
036011	7/11/2025	Vanessa Australia	Retail Items - Visitors Centre	268.55
036012	7/11/2025	JB HIFI Group Pty Ltd (Armadale)	Computer Equipment	218.00
036013	7/11/2025	Norm's Doors	Repairs and Maintenance- UAT Door	195.00
036014	7/11/2025	Kleenit Pty Ltd	Graffiti Removal Costs	1601.60
036015	7/11/2025	Wren Oil	Oil Waste Removal Landfill Site	541.20
036016	7/11/2025	Waterlogic Australia Pty Ltd	Repairs/ Maintenance - Champion Water fountain	1564.12
036017	7/11/2025	Data #3 Limited	Computer Equipment - ICT	26895.42
036018	7/11/2025	Elliotts Filtration	Repairs & Maintenance - Various Reserves	2772.00
036019	7/11/2025	Wind Wanderer Storytelling	Entertainment - Highland Gathering	1097.52
036020	7/11/2025	Public Libraries WA Inc	Annual membership fee	1200.00
036021	7/11/2025	Apple Pty Ltd	Computer Equipment - ICT	12767.69
036022	7/11/2025	Beacon Equipment	PPE Equipment	757.00
036023	7/11/2025	Imagesource Digital Solutions	Printing - Staff Parking Stickers	467.50
036024	7/11/2025	L A Murray	Aboriginal Arts Group	800.00
036025	7/11/2025	Sonic HealthPlus	Pre Employment Medicals	974.60
036026	7/11/2025	Greenfield Gardening	Landscaping Services	17082.08
036027	7/11/2025	P W Sanders	Expense Reimbursement	25.95
036028	7/11/2025	Vanguard Press	Printing - Employee Booklet	737.00
036029	7/11/2025	Armadale Cricket Club	Community Grants	1100.00
036030	7/11/2025	Big W	Catering	180.63
036031	7/11/2025	Carlisle Events Hire Pty Ltd	Hire of Equipment - Armadale Multicultural Fair	3674.00
036032	7/11/2025	Brilliance Cleaning Services	High Pressure Cleaning - Rushton Park	5580.00
036033	7/11/2025	Budget Rent a Car	Hire of Motor Vehicle	1383.28

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036034	7/11/2025	Mother Earth Gardening & Landscaping	Tree Pruning and Mulching Services	1914.00
036035	7/11/2025	The Information Management Group Pty Ltd	Building Services - Digitisation Project	2378.09
036036	7/11/2025	Paperbark Technologies Pty Ltd	Consultancy Services - Urban Forest	6640.00
036037	7/11/2025	Alsco Pty Ltd	Sanitary Services - Various locations	4826.78
036038	7/11/2025	N M John	Expense Reimbursement	40.08
036039	7/11/2025	Kelmscott Agricultural Society Inc	Competition Prizes & Annual Sponsorship	15060.00
036040	7/11/2025	STW Industries Pty Ltd	Tyres - Various Plant	1463.00
036041	7/11/2025	PRF Industries Pty Ltd	Electrical compliance - Highland Gathering	1840.85
036042	7/11/2025	E Fire & Safety	Repairs & Maintenance - Armadale Hall	253.00
036043	7/11/2025	Downings Electrical Service	Electrical Services	10938.75
036044	7/11/2025	Kennards Hire Pty Ltd	Hire of Equipment - Highland Gathering	4605.80
036045	7/11/2025	Stott & Hoare	Computer Equipment - ICT	7361.20
036046	7/11/2025	Paramount Electrical Services	Electrical Services - Armadale Library	5171.54
036047	7/11/2025	SEISMA PTY LTD	Program Management Services	47762.87
036048	7/11/2025	Community Information Support Service Ltd	My Community Directory - Subscription	6930.00
036049	7/11/2025	Hi Tech Security WA Pty Ltd	Security Services - Admin Building	2076.02
036050	7/11/2025	Quicklee Express Transport & Distribution Pty Ltd	Courier Services	840.40
036051	7/11/2025	Terrestrial Ecosystems	Avian Survey - Bungendore Park	23100.00
036052	7/11/2025	LD&D Australia Pty Limited	Dairy Supplies	328.00
036053	7/11/2025	NewGround Water Services	Irrigation Repairs - Various Parks	30455.30
036054	7/11/2025	District Refrigeration & Airconditioning Pty Ltd	Degassing Fridges and Air Conditioners	1072.50
036055	7/11/2025	Aussie Broadband Pty Ltd	Internet Services	3822.01
036056	7/11/2025	Rayan Foods Pty Ltd	Catering	202.40
036057	7/11/2025	Agrimate	Chainmesh Fencing - Frye Park	9119.00
036058	7/11/2025	Tocojepa Pty Ltd T/a T-Quip	Parts/Repairs - Spreaders	948.70
036059	7/11/2025	MDM Entertainment Pty Ltd	Library Resources	2238.18
036060	7/11/2025	Scope Training	Staff Training	264.00
036061	7/11/2025	Australian Swim Schools Association Ltd	Perth Connect Workshop	55.00
036062	7/11/2025	Payroll Edge Consulting	Consultancy Services	1650.00
036063	7/11/2025	BIOMAX Pty Ltd	Bio System - Bedforddale Fire	150.00
036064	7/11/2025	4Cabling Pty Ltd	Network Cabling	1410.99
036065	7/11/2025	A C Tanner	Welcome to Country	800.00
036066	7/11/2025	MMM (WA) Pty Ltd	Hire of Equipment - Water truck	10454.40
036067	7/11/2025	Culture Care WA Inc	Social Priorities Service Agreement	5940.00
036068	7/11/2025	Go Doors Pty Ltd	Repair Roller Door - Workshop Shed	3864.85
036069	7/11/2025	Sandy Taylor Digital Marketing	EPH Monthly Website Maintenance-12 Month	330.00
036070	7/11/2025	Miracle Recreation Equipment	Playground Equipment - Shipwreck Park	3327.50

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036071	7/11/2025	One Multi Pty Ltd	Repairs and Maintenance - AFAC	1815.00
036072	7/11/2025	ChoiceOne Pty Ltd	Hire of Temporary Staff	11040.61
036073	7/11/2025	Examiner Newspaper (WA)	Advertising - Public Notice	2992.94
036074	7/11/2025	Simply Perthfect	Event Campaign Report	1915.00
036075	7/11/2025	Forpark Australia	Signage Board	505.73
036076	7/11/2025	Paragon Construction Solutions Pty Ltd	Repairs & Maintenance - AFAC Pool	4125.00
036077	7/11/2025	Ed's Fencing and Landscaping	Hire of Equipment - Hydromulch	11000.00
036078	7/11/2025	Supa Pest And Weed Control	Weed Control - Various Locations	10167.85
036079	7/11/2025	Proline Contractors and Bensons	Asbestos Removal Services	478.50
036080	7/11/2025	Positive Salary Packaging	Payroll Deductions	18001.98
036081	7/11/2025	Waivpay Ltd	Vouchers	422.95
036082	7/11/2025	Greenacres Turf Farm	Turfing Services - John Dunn Main Oval	10959.30
036083	7/11/2025	Perth Bouncy Castle Hire	Armadae Multicultural Fair - 25/10/2025	2048.20
036084	7/11/2025	Premier Envelopes Australia	Printing	364.49
036085	7/11/2025	Australian HVAC Services	Airconditioning Services - Champion Centre	8376.95
036086	7/11/2025	Tree Planting and Watering	Tree Watering - Various locations	34836.45
036087	7/11/2025	Flexi Staff Group Pty Ltd	Hire of Temporary Staff	1168.62
036088	7/11/2025	Traffic Logistics Australia	Traffic Survey	632.50
036089	7/11/2025	Leather Direct	Leather supply for Leathercraft Group	960.00
036090	7/11/2025	Crayon Australia Pty Ltd	Azure Subscriptions	6098.72
036091	7/11/2025	Alex Parry	Expense Reimbursement	56.00
036092	7/11/2025	The Real Good Company Pty Ltd	First Aid and CPR - AFAC	990.00
036093	7/11/2025	Miniquip Hire	Fire Mitigation Dry Hire	7627.95
036094	7/11/2025	Wanderlust Communications Pty Ltd	Digital Events Marketing Proposal	8525.00
036095	7/11/2025	Grow Cook Eat WA	2025/2026 Social Priorities Service Agreements	12753.60
036096	7/11/2025	Tyre Power Kelmscott	Parts/Repairs - Plant & Machinery	1795.00
036097	7/11/2025	Michelle White	Expense Reimbursement	19.18
036098	7/11/2025	AMS Technology Group Pty Ltd	Repairs & Maintenance - AFAC	445.50
036099	7/11/2025	Perth Mattress & Furniture Recycling Company	Mattress Collections	22606.10
036100	7/11/2025	Sweeney Hire Pty Ltd	Hire of Equipment - Excavator	5545.75
036101	7/11/2025	Kwinana WTE Project Co Pty Ltd	Waste to Energy Processing Charges	483857.79
036102	7/11/2025	Fiore Family Trust	Mowing Services - Various Reserves	15218.28
036103	7/11/2025	Cornerstone Legal WA Pty Ltd	Legal Services	990.00
036104	7/11/2025	Oakford Stockfeeds	Oaten Hay - Depot Pound	16.50
036105	7/11/2025	Mansfield Property Advisory Pty Ltd	Building Condition Inspection Reports	3850.00
036106	7/11/2025	Ecoleaf Landscaping Pty Ltd	Landscaping Services	8467.14
036107	7/11/2025	Evolve Talent Pty Ltd	Hire of Temporary Staff	3553.41

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036108	7/11/2025	Institute of Public Administration Australia WA Division	Staff Training	74.80
036109	7/11/2025	Benchmark Consulting	Consultancy Services	1298.00
036110	7/11/2025	Armada Audit Services Pty Ltd	Piara Waters Library Funding Acquittal Audit	2750.00
036111	7/11/2025	Sign Up WA	Court Signage - AFAC	30861.60
036112	7/11/2025	Woodies Charcoal Chicken	Catering - Resource/Waste Meet & Greet	175.30
036113	7/11/2025	Science and Nature Pty Ltd	Retail Items - Visitors Centre	275.22
036114	7/11/2025	Tana Australia Pty Ltd	Parts/Repairs - Plant & Machinery	978.40
036115	7/11/2025	Marini Ferlazzo	Retail Items - Visitors Centre	930.62
036116	7/11/2025	Spicers Australia Pty Ltd	Print Room Consumables	568.77
036117	7/11/2025	David Wildsmith	Library Resources	583.50
036118	7/11/2025	Qian Fen Joy Koh	Crochet workshop	264.00
036119	7/11/2025	Print Finishing Line	Printing	294.80
036120	7/11/2025	Forrest Rd Fresh	Catering	180.00
036121	7/11/2025	Aiginskalk	Entertainment - Highland Gathering	500.00
036122	7/11/2025	Torque Driving Pty Ltd	Safe Driving Training	1350.00
036123	7/11/2025	The Bottle O Armadale	Catering	386.92
036124	7/11/2025	Target Towing Service	Towing Charges	330.00
036125	7/11/2025	Empower2Free Pty Ltd	25 26 Service Agreement	3960.00
036126	7/11/2025	Whadjuk Aboriginal Corporation	ARRR - Stage 1A: Heritage surveys	12167.76
036127	7/11/2025	Made to be Messy	Eco Playdough	248.60
036128	7/11/2025	Lolly Warehouse	Lolly bag supplies for parade	186.00
036129	7/11/2025	Courtney Buswell	Expense Reimbursement	104.25
036130	7/11/2025	Y Gong & C Park	Rates Refund Overpayment	33.49
036131	7/11/2025	S M Nahler	Rates Refund - Pension Concession	624.90
036132	7/11/2025	Mintu Barua	AFAC Membership - Refund	25.00
036133	7/11/2025	Bejamin James Pearce	AFAC Membership - Refund	29.00
036134	7/11/2025	Allan King	Refund - Building Application	160.00
036135	7/11/2025	Millie Penny	Welcome Baby to Country	1500.00
036136	7/11/2025	J Singh	Rates Refund Overpayment	1707.03
036137	7/11/2025	L L Wiehahn	Rates Refund Additional Bin Charges	422.50
036138	7/11/2025	W B Boardman	Rates Refund - Pension Concession	576.48
036139	7/11/2025	Optima Press	A4 Laser Cheques - CWB	2143.90
036140	7/11/2025	James Rai	Refund - Nomination Deposit	100.00
036141	12/11/2025	Accidental Health & Safety-Perth	Thermal Blanket	42.33
036142	12/11/2025	Alinta Gas	Gas Charges	465.50
036143	12/11/2025	Armadale Gosnells Landcare Group	Donation - Lets Play Event 09/2025	200.00
036144	12/11/2025	Look Brilliant Pty Ltd	Retail Items - Visitors Centre	2475.00

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036145	12/11/2025	AIBS (WA Chapter)	Webinar	160.00
036146	12/11/2025	Australian Institute of Management (AIM)	Staff Training	12798.50
036147	12/11/2025	BOC Gases Australia Limited	Gas & Cylinder Rental Depot	97.62
036148	12/11/2025	BP Australia Pty Ltd	Bulk Fuel	61165.06
036149	12/11/2025	Browns Sweeping	Sweeping Services - Various Locations	8041.00
036150	12/11/2025	Landgate	Valuation Services	715.67
036151	12/11/2025	Ejan Communications	Parts/Repairs - IT	214.50
036152	12/11/2025	Hays Personnel Services (Aust) Pty Ltd	Hire of Temporary Staff	2805.83
036153	12/11/2025	K Mart-Armadale	Clothing Racks - AFAC	100.00
036154	12/11/2025	Local Government Professionals Aust WA	Staff Training	420.00
036155	12/11/2025	Ambius	Sanitary Services - AFAC	2839.31
036156	12/11/2025	Roleystone Courier	Advertising	850.00
036157	12/11/2025	Shenton Enterprises Pty Ltd	Parts / Repairs - AFAC	1012.00
036158	12/11/2025	Water Corporation	Water Usage charges	1713.76
036159	12/11/2025	Synergy Energy	Electricity charges	6654.32
036160	12/11/2025	St John Ambulance WA Ltd	Defibrillator Ready Pack	70.00
036161	12/11/2025	Armadale Society of Artists (Inc)	Refund Hall/Key Bond - Armadale Hall	500.00
036162	12/11/2025	Serpentine Spring Water	Refreshments	95.00
036163	12/11/2025	Paramount Security Services	Security Services	510.40
036164	12/11/2025	Reface Industries Pty Ltd	Parts/Repairs - Plant & Machinery	672.21
036165	12/11/2025	Kleenit Pty Ltd	Graffiti Removal Costs - Various Locations	2011.35
036166	12/11/2025	Waterlogic Australia Pty Ltd	Hire of Water Fountain - Champion Centre	846.68
036167	12/11/2025	Natural Area Management & Services	Harber Park Tree Guard Maintenance	4004.00
036168	12/11/2025	Superior Pak Pty Ltd	Parts/Repairs - Landfill Vehicles	2098.27
036169	12/11/2025	Award Contracting	Rushton Park - Kelmscott Show - Utility Location	1650.00
036170	12/11/2025	Apple Pty Ltd	Computer Equipment - ICT	1399.00
036171	12/11/2025	Direct Trade Supplies Pty Ltd	Fencing materials	1127.99
036172	12/11/2025	Horizon West Landscape & Irrigation	Planting/Mulching - Rossiter Pavilion	12435.50
036173	12/11/2025	Carlisle Events Hire Pty Ltd	Hire of Equipment - Seniors Morning tea	189.20
036174	12/11/2025	Mother Earth Gardening & Landscaping	Landscaping Services	2519.00
036175	12/11/2025	Cr Colin Campbell	Refund - Nomination Deposit	100.00
036176	12/11/2025	Roleybushcare Inc	BEWG Grant Reimbursement	5300.35
036177	12/11/2025	ReNew Property Maintenance	Verge Maintenance - Various Locations	9856.00
036178	12/11/2025	Extreme Marquees Pty Ltd	New Marquees AFAC	1572.00
036179	12/11/2025	Capital Recycling	Gully Spoils and Sweepings	5153.28
036180	12/11/2025	Downings Electrical Service	Electrical Services - Corondale Park	10754.80
036181	12/11/2025	Bisht Pty Ltd	Library Resources	95.50

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036182	12/11/2025	SCP Conservation And Land Management	Bollard Installs	2266.00
036183	12/11/2025	West Power Group Pty Ltd	Admin Building - Generator Service	381.70
036184	12/11/2025	Hi Tech Security WA Pty Ltd	Security Services - Admin Building	10173.92
036185	12/11/2025	Gary Smith	Refund - Nomination Deposit	100.00
036186	12/11/2025	Oracle CMS	Consultancy Services	2601.89
036187	12/11/2025	LD&D Australia Pty Limited	Dairy Supplies	207.30
036188	12/11/2025	NewGround Water Services	Irrigation Maintenance Oct 25	26084.15
036189	12/11/2025	K M Hansen	Gift - Welcome to Country	500.00
036190	12/11/2025	Rentokil Initial Pty Ltd	Sanitary Services - AFAC	1708.39
036191	12/11/2025	AAC Wristbands Australia Pty Ltd	Membership Wristbands - Study Hub	401.83
036192	12/11/2025	Bibliotheca Australia Pty Ltd	RFID Gate Rental - Armadale Library	12087.20
036193	12/11/2025	Wildflower Society of WA Inc	BEWG Grant Reimbursement	316.74
036194	12/11/2025	JDS Building and Maintenance Services Pty Ltd	Refurbishment Works- Springdale Pavilion	176650.10
036195	12/11/2025	Selectro Services	Repairs & Maintenance - AFAC Plant Room electrics	8563.50
036196	12/11/2025	Aussie Broadband Pty Ltd	Internet Services	2262.79
036197	12/11/2025	The Trustee for Rise Now Trust T/A Prestige Catering	Catering	1761.30
036198	12/11/2025	L R Puig Grajales	Expense Reimbursement	328.87
036199	12/11/2025	Dept for Child Protection	Refund - Duplicate Payment	379.50
036200	12/11/2025	Rayan Foods Pty Ltd	Catering	96.80
036201	12/11/2025	S Wilkins	Expense Reimbursement	89.90
036202	12/11/2025	Penske Australia	Parts/Repairs - Plant & Machinery	2077.72
036203	12/11/2025	Paul Hetherington	Refund - Nomination Deposit	100.00
036204	12/11/2025	Scott Mosey	Refund - Nomination Deposit	100.00
036205	12/11/2025	Sartaj Virk	Refund - Nomination Deposit	100.00
036206	12/11/2025	GFG Temp Assist	Hire of Temporary Staff	10309.20
036207	12/11/2025	R T Arindueque	Sporting Recreation and Development Donation	250.00
036208	12/11/2025	Lauren Jayne Tilly	Expense Reimbursement	87.00
036209	12/11/2025	ChoiceOne Pty Ltd	Hire of Temporary Staff	11620.84
036210	12/11/2025	Metro Water Supply Pty Ltd	Portable Water Supply	330.00
036211	12/11/2025	Declan Simons	Expense Reimbursement	51.96
036212	12/11/2025	(A)POD Pty Ltd	Architectural Services	29308.80
036213	12/11/2025	Armadale Garden & Firewood Supplies	Fill Sand - Civils Operations	3326.00
036214	12/11/2025	Uniforms West	Staff Uniforms	584.98
036215	12/11/2025	Jade Marie Bryan	Expense Reimbursement	590.62
036216	12/11/2025	Veronica Hansen	Refund - Nomination Deposit	100.00
036217	12/11/2025	Mark Harrington	Refund - Nomination Deposit	100.00
036218	12/11/2025	Mark Geary	Refund - Nomination Deposit	100.00



## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036219	12/11/2025	Mindful Emergence	Meditation Hour	180.00
036220	12/11/2025	Source Business Partners Pty Ltd	Consultancy Services	8074.88
036221	12/11/2025	Miniquip Hire	Hire of Equipment - Excavator	214.50
036222	12/11/2025	AMS Technology Group Pty Ltd	HVAC Reactive Repairs - AFAC	198.00
036223	12/11/2025	One New Energy Pty Ltd	Valuation Services - RESA	2200.00
036224	12/11/2025	Cornerstone Legal WA Pty Ltd	Legal Services	3685.00
036225	12/11/2025	RocknRubble Solutions Pty Ltd	Construction & Demolition Recycling	2387.00
036226	12/11/2025	Booktopia Direct Pty Ltd	Library Resources	172.10
036227	12/11/2025	Battery World Armadale	Parts/Repairs - Fleet	798.00
036228	12/11/2025	Jonas Leisure Pty Ltd	Study Hub - RFID Scanners	440.00
036229	12/11/2025	Lalli Consulting Engineers	Inspection of Basketball Hoops	825.00
036230	12/11/2025	Spicers Australia Pty Ltd	Print Room Consumables	541.02
036231	12/11/2025	Forrest Rd Fresh	Catering	240.00
036232	12/11/2025	Lavan	Legal Services	16190.00
036233	12/11/2025	Futuro Nominees Pty Ltd	Parts/Repairs - Concrete	530.00
036234	12/11/2025	Dogs Refuge Home	Donation - Armadale Highland Gathering	1000.00
036235	12/11/2025	Thriving Futures Co Pty Ltd	Social Media Ban Session	1089.00
036236	12/11/2025	Mufid Sain	Expense Reimbursement	96.80
036237	12/11/2025	Art Sanctuary Foundation Ltd	Launch Event - AHAT 2026	1440.00
036238	12/11/2025	Turkish Society of Western Australia Inc.	Performance Donation - Multicultural Fair	300.00
036239	12/11/2025	Cr Kris Jorgensen	Refund - Nomination Deposit	100.00
036240	12/11/2025	Cr Daniel Newman	Refund - Nomination Deposit	100.00
036241	12/11/2025	Corrinna Rice	Sporting Recreation and Development Donation	250.00
036242	12/11/2025	Mens Health and Wellbeing	Purchase of Resources	452.58
036243	12/11/2025	The Sri Lankan Cultural Society of WA	Performance Donation - Multicultural Fair	200.00
036244	12/11/2025	Amy Lei	Performance Donation - Multicultural Fair	200.00
036245	12/11/2025	Bianca Susana Liberona	Performance Donation - Multicultural Fair	200.00
036246	12/11/2025	Hauruia Community	Performance Donation - Multicultural Fair	200.00
036247	12/11/2025	Amutha Kumar	Performance Donation - Multicultural Fair	200.00
036248	12/11/2025	All in One Perth	Sound System and Operator Hire - Multicultural Fair	200.00
036249	12/11/2025	Town Team Movement Ltd	Staff Training	660.00
036250	12/11/2025	Caril and Gerry McCourt	Rates Refund Overpayment	611.68
036251	12/11/2025	Katherine Gordon	Sporting Recreation and Development Donation	250.00
036252	12/11/2025	Garima Atri	Sporting Recreation and Development Donation	250.00
036253	12/11/2025	Kristy Knight	Sporting Recreation and Development Donation	250.00
036254	12/11/2025	Dylan Brock Harapeet	Sporting Recreation and Development Donation	250.00
036255	12/11/2025	Epic Realty	Rates Refund - Duplicate Payment	625.48

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036256	12/11/2025	N L Bailey & M Bailey	Rates Refund - Pension Concession	567.16
036257	12/11/2025	William Paul Cassidy	Rates Refund - Duplicate Payment	2108.50
036258	12/11/2025	S M Kite	Rates Refund - Pension Concession	521.63
036259	12/11/2025	Debbie Legge	AFAC Membership - Refund	31.00
036260	12/11/2025	Vikram Sabale	Refund - Nomination Deposit	100.00
036261	12/11/2025	Jasmin Piipponen	Refund - Nomination Deposit	100.00
036262	12/11/2025	Anthony Pyle	Refund - Nomination Deposit	100.00
036263	12/11/2025	Jijesh P Jayanandan	Refund - Building Application	61.65
036264	14/11/2025	ALS Library Services Pty Ltd	Library Resources	2833.67
036265	14/11/2025	Aslab Pty Ltd	Consultancy Services - Pavement Testing	10395.00
036266	14/11/2025	Australian Services Union	Australian Services Union Payroll Deductions	489.50
036267	14/11/2025	Beaver Tree Services Aust Pty Ltd	Tree Pruning and Mulching Services - Various Locations	45727.83
036268	14/11/2025	Benara Nurseries	Gardening Products	289.52
036269	14/11/2025	Browns Sweeping	Sweeping Services	1100.00
036270	14/11/2025	Child Support Agency	Child Support Deduction	2359.86
036271	14/11/2025	City of Armadale-Social Club	Payroll Deductions	351.00
036272	14/11/2025	LGRCEU	LGRCEU Payroll Deductions	431.98
036273	14/11/2025	Slater-Gartrell Sports	Sporting Equipment - AFAC	581.90
036274	14/11/2025	WALGA	Community Disaster Recovery Training	792.00
036275	14/11/2025	Water Corporation	Water Usage charges	1274.51
036276	14/11/2025	Synergy Energy	Electricity Charges	3552.50
036277	14/11/2025	Work Clobber	PPE Equipment	166.50
036278	14/11/2025	Gecko Contracting Turf & Landscaping	Environmental Plan Preparation	5445.00
036279	14/11/2025	Seek Limited	Recruitment Advertising	3277.52
036280	14/11/2025	Officeworks Business Direct	Stationery	203.00
036281	14/11/2025	Sports Turf Technology Pty Ltd	Consultancy Services - Gwynne Park	34309.00
036282	14/11/2025	Kleenit Pty Ltd	Graffiti Removal Costs	9078.40
036283	14/11/2025	Superior Pak Pty Ltd	Parts / Repairs - Landfill Vehicles	4702.03
036284	14/11/2025	Commercial Aquatics Australia	Repairs & Maintenance - AFAC	264.00
036285	14/11/2025	Beacon Equipment	Mowing Equipment	528.80
036286	14/11/2025	Sonic HealthPlus	Pre Employment Medicals	2161.50
036287	14/11/2025	Greenfield Gardening	Landscaping Services	8689.68
036288	14/11/2025	Direct Trade Supplies Pty Ltd	Formwork/Hydration Drinks - Civils	1193.40
036289	14/11/2025	Dept of Planning, Lands & Heritage	Amendment to DA Process - Nicolson Road	271.00
036290	14/11/2025	Mastec Australia Pty Ltd	Parts / Repairs - Waste Bins	4103.72
036291	14/11/2025	Acurix Networks Pty Ltd	Internet Charges	4878.50
036292	14/11/2025	The Information Management Group Pty Ltd	Building Services - Digitisation Project	1457.09

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036293	14/11/2025	JJ Richards & Sons Pty Ltd	Document Destruction Depot	22.00
036294	14/11/2025	E Fire & Safety	Repairs and Maintenance - AFAC	2068.00
036295	14/11/2025	Workzone Pty Ltd	Repairs and Maintenance - AFAC	424.60
036296	14/11/2025	Stott & Hoare	Computer Equipment - Business Support	3210.90
036297	14/11/2025	Hi Tech Security WA Pty Ltd	Security Services - AFAC	2133.40
036298	14/11/2025	R Nyisztor	Art Collection Rotation	1960.00
036299	14/11/2025	A J Vanderplas	Expense Reimbursement	13.00
036300	14/11/2025	LD&D Australia Pty Limited	Refreshments	120.70
036301	14/11/2025	NewGround Water Services	Irrigation Maintenance - Various Locations	106177.89
036302	14/11/2025	The Calapai Family Trust T/A Intellitrac	Intellitrac GPS Expenses - October 2025	1625.80
036303	14/11/2025	Lions Club of Harrisdale Piara Waters Inc	Lets Play Event - Sausage Sizzle	500.00
036304	14/11/2025	Perth Materials Blowing Pty Ltd	Repairs & Maintenance - Robot Playground	5077.38
036305	14/11/2025	Remondis Australia Pty Ltd	Cardboard collection	2971.79
036306	14/11/2025	The Trustee for Rise Now Trust	Catering - Council Meetings	1114.20
036307	14/11/2025	Art Install	Repairs & Maintenance - Roleystone Theatre	2915.00
036308	14/11/2025	Rayan Foods Pty Ltd	Catering - Citizen Ceremony	609.40
036309	14/11/2025	ATO PAYG	Tax Payroll Deductions	473835.00
036310	14/11/2025	LARPWest	Medieval Fair Group (LW) - Highland Gathering	500.00
036311	14/11/2025	Reverberate Consulting Pty Ltd	Consultancy Services - Central Park	4125.00
036312	14/11/2025	ATC Work Smart INC	Staff Training	136.00
036313	14/11/2025	Garmony Property Consultants	Valuation Services	7700.00
036314	14/11/2025	Go Doors Pty Ltd	Armadale Badminton Club - Roller Door Repairs	460.35
036315	14/11/2025	Evolve WA	Staff Training	1550.00
036316	14/11/2025	Dell Financial Services Pty Ltd	Computer Equipment - ICT	25466.74
036317	14/11/2025	The Trustee for Movat Trust	Movat - Hosting fees	50.70
036318	14/11/2025	The Society For Creative Anachronism Ltd	HG+PKR25 - Medieval Fair Group (TSfCA)	500.00
036319	14/11/2025	Trayd Australia Pty Ltd	Repairs & Maintenance - AFAC	739.70
036320	14/11/2025	Examiner Newspaper (WA)	Public Notice – Cat Local Law Amendment	1037.74
036321	14/11/2025	Robert George King	Bee Hive Removal	220.00
036322	14/11/2025	Central West Refrigeration	Refrigeration Services - AFAC	2588.03
036323	14/11/2025	Buffalo Solutions Pty Ltd	Staff Training	4152.50
036324	14/11/2025	Sharon Edwards	Cricut - Fabric Class Workshop - Armadale Library	150.00
036325	14/11/2025	Johns Building Supplies Pty Ltd	Hardware - Gwynne Park Skatepark	253.36
036326	14/11/2025	Positive Salary Packaging	Payroll deductions	17651.97
036327	14/11/2025	Australian HVAC Services	Airconditioning Services - Armadale District Hall	861.30
036328	14/11/2025	Flexi Staff Group Pty Ltd	Hire of Temporary Staff	1168.62
036329	14/11/2025	Metrowest Service Pty Ltd	Repairs & Maintenance - AFAC	104.94

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036330	14/11/2025	Coterra Environment	Consultancy Services	2310.00
036331	14/11/2025	Easisalary Pty Ltd	Payroll Deductions	3705.76
036332	14/11/2025	DMN Solutions	2025/2026 Social Priorities Service Agreement	7920.00
036333	14/11/2025	Services Australia - Centrelink	Payroll Deductions	324.18
036334	14/11/2025	Tyre Power Kelmscott	Parts / Repairs - Plant & Machinery	105.00
036335	14/11/2025	Orchard Espresso	Catering Various Events/Meetings	345.00
036336	14/11/2025	Battery World Armadale	Parts/Repairs - Fleet	209.00
036337	14/11/2025	Evolve Talent Pty Ltd	Hire of Temporary Staff	4130.46
036338	14/11/2025	Harvey Norman Armadale	IT Equipment	305.00
036339	14/11/2025	42 on Challis	Catering - Resource/Waste Meet & Greet	195.97
036340	14/11/2025	Gordon Chiang - KG Badminton HQ	Refund BSL Levy Withdrawn Application	61.65
036341	14/11/2025	Craig Mack	Refund - Building Application	210.00
036342	14/11/2025	AZ Property	Refund - Rates Credit Balance	1296.85
036343	19/11/2025	Alinta Gas	Gas Charges	133.40
036344	19/11/2025	Armadale Lock & Key Service	Security & Access Control	2146.00
036345	19/11/2025	J Blackwood & Son Pty Ltd	PPE Equipment	17.82
036346	19/11/2025	Australian Institute of Management (AIM)	Staff Training	2805.00
036347	19/11/2025	Landgate	Valuation Services - Title Search	113.14
036348	19/11/2025	Hays Personnel Services (Aust) Pty Ltd	Hire of Temporary Staff	10265.45
036349	19/11/2025	WALGA	Staff Training	90.00
036350	19/11/2025	Water Corporation	Water Usage charges	221.01
036351	19/11/2025	Synergy	Electricity Charges - Various Periods	335867.77
036352	19/11/2025	Southside Mitsubishi	1 x Volkswagen ID.4 (Replacement Fleet Vehicle)	56429.20
036353	19/11/2025	South Metropolitan TAFE	Study Assistance	158.75
036354	19/11/2025	Gecko Contracting Turf & Landscaping	Landscaping Services	4048.00
036355	19/11/2025	Hello World	Conference Costs	5109.00
036356	19/11/2025	Technology One Ltd	Consultancy Services	37263.24
036357	19/11/2025	Australian Consumers Association	Refund Verge Bond	8000.00
036358	19/11/2025	Armadale City Concert Band	Carols by Candlelight Music Purchase	711.61
036359	19/11/2025	Westzone Enterprises Pty Ltd	Rent/Outgoings Armadale Library	58269.99
036360	19/11/2025	Repco Auto Parts	Parts / Repairs - Parts	158.62
036361	19/11/2025	S A D'Souza	Expense Reimbursement - Leadership Summit	1753.59
036362	19/11/2025	Institute of Public Works Aust(WA Division)	IPWEA 2025 Conference	1450.00
036363	19/11/2025	Western Power Networks	Electrical Works	4131.44
036364	19/11/2025	Kleenit Pty Ltd	Graffiti Removal Costs	2157.65
036365	19/11/2025	Valvoline (Australia)	Workshop Oils	3968.80
036366	19/11/2025	Superior Pak Pty Ltd	Parts/Repairs - Landfill Vehicles	1473.49

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036367	19/11/2025	Commercial Aquatics Australia	Repairs & Maintenance - AFAC Plant Room	12897.50
036368	19/11/2025	Apple Pty Ltd	Computer Equipment	1399.00
036369	19/11/2025	Alan Beatties Bulk Meat Supply	Catering - Champion Drive	232.00
036370	19/11/2025	Jones Lang Lasalle (WA) Pty Ltd	Plumbing/Electrical Services - Orchard House	3509.62
036371	19/11/2025	Height Safety Solutions	Roof Certification Sept 2025	16944.40
036372	19/11/2025	Vorgee Pty Ltd	Retail Items - AFAC Kiosk	3556.30
036373	19/11/2025	Dowsing Concrete	Crossover & Concrete Works - Pram ramps	5088.60
036374	19/11/2025	Mother Earth Gardening & Landscaping	Landscaping Services	792.00
036375	19/11/2025	Paperbark Technologies Pty Ltd	Consultancy Services - Urban Forest	30630.00
036376	19/11/2025	N M John	Expense Reimbursement	109.50
036377	19/11/2025	Kelmscott Agricultural Society Inc	Kelmscott Show VC Marquee & Lighting Bay	1470.00
036378	19/11/2025	Bennelongia Pty Ltd	Mosquito identification October 2025	2566.41
036379	19/11/2025	Scott Printers Pty Ltd	Printing	1291.40
036380	19/11/2025	Downings Electrical Service	Electrical Services - Depot	1051.70
036381	19/11/2025	Metro Filters	Repairs & Maintenance - Rossiter Pavilion	1308.10
036382	19/11/2025	7 to 1 Photography	Photography Services - Staff Headshots	2640.00
036383	19/11/2025	Paramount Electrical Services	Electrical Services - AFAC Carpark	5285.56
036384	19/11/2025	Hi Tech Security WA Pty Ltd	Security Services - AFAC	1018.60
036385	19/11/2025	The Amanda Young Foundation Ltd	Charity Donation - Armadale Highland Gathering	1000.00
036386	19/11/2025	Common Ground Trails Pty Ltd	Consultancy Services -Trails	1524.60
036387	19/11/2025	LD&D Australia Pty Limited	Dairy Supplies	207.30
036388	19/11/2025	NewGround Water Services	Glenlossie Reserve - Irrigation Repairs	9014.99
036389	19/11/2025	Run Energy Pty Limited	Landfill Gas Management	2742.91
036390	19/11/2025	West Tip Waste Control Pty Ltd	Greenwaste Collections	260951.68
036391	19/11/2025	Katherine John Entertainment (KJE)	Entertainment - Seniors Week	1000.00
036392	19/11/2025	V Hansen	Smoking Ceremony	1500.00
036393	19/11/2025	The Trustee for Rise Now Trust	Catering - Council Meetings	2117.70
036394	19/11/2025	Idom Maddington Pty Ltd	Isuzu D Max 4x2 Ute (New Fleet Purchase - Capex program)	55759.36
036395	19/11/2025	Rayan Foods Pty Ltd	Catering - Armadale Young Writers' Award	1286.67
036396	19/11/2025	Kylee Daye	Expense Reimbursement	438.09
036397	19/11/2025	Total Green Recycling	E-waste Recycling - Landfill Site	6690.42
036398	19/11/2025	The Pink Cafe (Kelmscott)	Catering Various Events/Meetings	925.40
036399	19/11/2025	Go Doors Pty Ltd	Armadale Library - Shutter Replacements	2350.70
036400	19/11/2025	Miracle Recreation Equipment	Playground Equipment - Rossiter Pavilion	3905.00
036401	19/11/2025	Dell Financial Services Pty Ltd	Computer Equipment Buyout	3641.13
036402	19/11/2025	ChoiceOne Pty Ltd	Hire of Temporary Staff	20081.14
036403	19/11/2025	Western Irrigation Pty Ltd	Repairs & Maintenance - Robot Park	825.00

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036404	19/11/2025	Examiner Newspaper (WA)	Spring Steps Advertisement	847.00
036405	19/11/2025	Mild Bite	Food Truck - 2025 End of Year Event	1000.00
036406	19/11/2025	Simply Perthfect	EPH Social Media Management	4999.50
036407	19/11/2025	Wizard Pharmacy Kelmscott Stargate	Library Resources	107.00
036408	19/11/2025	Armada Garden & Firewood Supplies	Garden Supplies	1155.00
036409	19/11/2025	Supa Pest And Weed Control	Weed Control - Various Locations	6541.70
036410	19/11/2025	Amazon Commercial Services Pty Ltd	AWS Service Charges	19.54
036411	19/11/2025	Perth Bouncy Castle Hire	AFAC - Dunk Tank Hire	2219.80
036412	19/11/2025	WA Commercial Appliances Australia	AFAC - Cafe equipment service	2323.60
036413	19/11/2025	Amit Singh	Refund - Nomination Deposit	100.00
036414	19/11/2025	Smart Connection Consultancy	National Sports Convention Tickets	4380.00
036415	19/11/2025	OccuMED Consulting Pty Ltd	Fitness for Duty Assessment/Report	1212.75
036416	19/11/2025	APP Corporation Pty Ltd	Armada City Views Precinct Business Case	5390.00
036417	19/11/2025	Miniquip Hire	Hire of Equipment - Excavator	346.50
036418	19/11/2025	Tyre Power Kelmscott	Parts/Repairs - Plant & Machinery	1305.00
036419	19/11/2025	AMS Technology Group Pty Ltd	Repairs & Maintenance - AFAC	2057.91
036420	19/11/2025	Fiore Family Trust	Maintenance, Mowing and Fertiliser Application - Various locations	213799.22
036421	19/11/2025	Booktopia Direct Pty Ltd	Library Resources	114.57
036422	19/11/2025	Mansfield Property Advisory Pty Ltd	Building Condition Inspections	9075.00
036423	19/11/2025	McLeods Lawyers Pty Ltd	Legal Services	770.88
036424	19/11/2025	Sign Up WA	Signage Board - AFAC	431.20
036425	19/11/2025	Keen Bros. (WA) Pty Ltd	Staff Driving lessons	2460.00
036426	19/11/2025	Fairouz Pty Ltd	Food Truck - 2025 End of Year Event	1000.00
036427	19/11/2025	Nicole P George	Singing Mamas - Service Agreement	987.50
036428	19/11/2025	IVAC WA Pty Ltd	Hire of Equipment - Vacuum Truck	2887.50
036429	19/11/2025	The Trustee for The Wilk Family Trust	Consultancy Services	6957.50
036430	19/11/2025	The Professors Tasty Technology Pty Ltd	Lolly bag supplies for Parade	386.30
036431	19/11/2025	Nusantarian	Performance Donation - Multicultural Fair	200.00
036432	19/11/2025	Natasha Quintanilla	Refund - Room Booking	38.00
036433	19/11/2025	Ambily Elizabeth John	Crossover Subsidy	400.00
036434	19/11/2025	Prince Thomas	Crossover Subsidy	400.00
036435	19/11/2025	Joanne Cobby	Crossover Subsidy	400.00
036436	19/11/2025	Ajayi Babatunde	Refund - Tipping fees	66.00
036437	19/11/2025	Ashok Kumar Tewatia	Refund - Nomination Deposit	100.00
036438	19/11/2025	Michael Ward	Refund - Security Bond	500.00
036439	19/11/2025	Daniel Leicester	Refund - Nomination Deposit	100.00
036440	21/11/2025	Alinta Gas	Gas Charges	918.00

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036441	21/11/2025	ALS Library Services Pty Ltd	Library Resources	1212.45
036442	21/11/2025	Arcus Refrigeration Service Pty Ltd	Repairs & Maintenance - Armadale Hall	2168.25
036443	21/11/2025	Armadale Lock & Key Service	Security Services - Harrisdale Oval	225.00
036444	21/11/2025	AIBS (WA Chapter)	Staff Training	420.00
036445	21/11/2025	Beaver Tree Services Aust Pty Ltd	Tree Pruning and Mulching Services - Various Locations	80067.90
036446	21/11/2025	BP Australia Pty Ltd	Fuels & Oils - Landfill site	31196.20
036447	21/11/2025	Coca-Cola Amatil (Aust) Pty Ltd	Refreshments	692.83
036448	21/11/2025	Stewart & Heaton Clothing Co Pty Ltd	PPE Equipment	401.50
036449	21/11/2025	Triple A Cleaning Co	External Window Clean Nov 25 - Various Locations	5578.10
036450	21/11/2025	Westbooks	Library Resources	3660.65
036451	21/11/2025	Synergy Energy	Electricity Charges	2663.35
036452	21/11/2025	St John Ambulance WA Ltd	Defibrillator Ready Pack	150.00
036453	21/11/2025	E & MJ Rosher Pty Ltd	Parts/Repairs - Plant & Machinery	660.12
036454	21/11/2025	Officeworks Business Direct	Stationery	17.81
036455	21/11/2025	Specialised Lifting Service	Lifting Equipment Servicing	694.10
036456	21/11/2025	Western Power Networks	Consultancy Services - Forrestdale Project	87241.00
036457	21/11/2025	JB HIFI Group Pty Ltd (Armadale)	Computer Equipment - Piara Waters Youth Area	118.00
036458	21/11/2025	LGIS Liability	Insurance Premiums 2025/26	1410186.96
036459	21/11/2025	Wren Oil	Oil Waste Removal Landfill Site	577.50
036460	21/11/2025	Repeat Plastics Pty Ltd	Bollards - Works Depot	7352.40
036461	21/11/2025	Communicare Inc	Refund - Rates Credit Balance	5.25
036462	21/11/2025	Natural Area Management & Services	Tube Stocks	639.10
036463	21/11/2025	Apple Pty Ltd	Computer Equipment - ICT	3088.10
036464	21/11/2025	Beacon Equipment	Parts/Repairs - Landfill Vehicles	383.00
036465	21/11/2025	Sonic HealthPlus	Pre Employment Medicals	1684.10
036466	21/11/2025	Direct Trade Supplies Pty Ltd	Formwork/Hydration Drinks	690.00
036467	21/11/2025	Neopost Australia Pty Ltd	Office supplies	162.80
036468	21/11/2025	Mother Earth Gardening & Landscaping	Landscaping Services	1056.00
036469	21/11/2025	The Information Management Group Pty Ltd	Building Services - Digitisation Project	22.00
036470	21/11/2025	Alsco Pty Ltd	Sanitary Services - Depot	958.18
036471	21/11/2025	E Fire & Safety	Repairs and Maintenance - Armadale Arena	2909.28
036472	21/11/2025	Downings Electrical Service	Electrical Services - Greenlink Park	12473.38
036473	21/11/2025	Bisht Pty Ltd	Library Resources	11.50
036474	21/11/2025	Northlake Electrical Pty Ltd	Passive Solar Lights Renewal - William Skeet Oval	4917.66
036475	21/11/2025	Stott & Hoare	Computer Equipment - ICT	3674.00
036476	21/11/2025	Paramount Electrical Services	Electrical Services - Cyril Rushton Centre	2907.41
036477	21/11/2025	West Power Group Pty Ltd	Service Generator Armadale Hall	381.70

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

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036478	21/11/2025	Hi Tech Security WA Pty Ltd	Security Services - Cyril Rushton Centre	760.28
036479	21/11/2025	Fleetwood Pty Ltd	Refund Park Home Application Fee	1956.81
036480	21/11/2025	LD&D Australia Pty Limited	Dairy Supplies	120.70
036481	21/11/2025	AAC Wristbands Australia Pty Ltd	Membership Wristbands - Study Hub	1819.61
036482	21/11/2025	The Calapai Family Trust	GPS Expenses- Various Plants	572.00
036483	21/11/2025	The Trustee for Rise Now Trust	Catering - Council Meetings	1166.10
036484	21/11/2025	SAI Global Australia Pty Ltd	Purchase of AS 4000:2025 Licences	973.50
036485	21/11/2025	Rayan Foods Pty Ltd	Catering - Citizen Ceremony	1445.84
036486	21/11/2025	Tocojepa Pty Ltd	Parts / Repairs - Parts	31.38
036487	21/11/2025	Payroll Edge Consulting	Consultancy Services	2788.50
036488	21/11/2025	Penske Australia	Parts / Repairs - Parts	130.16
036489	21/11/2025	R Buckley	Expense Reimbursement	1138.48
036490	21/11/2025	Examiner Newspaper (WA)	Advertising	1089.00
036491	21/11/2025	Robert George King	Bee hive Removal - Robot Park	640.00
036492	21/11/2025	Dome Armadale	Catering	88.10
036493	21/11/2025	(A)POD Pty Ltd	Architectural Services - Piara Waters West	4945.60
036494	21/11/2025	MM IT Consulting (WA) Pty Ltd	Network Services - September 2025	15730.00
036495	21/11/2025	Supa Pest And Weed Control	Weed Control - Various Locations	4075.50
036496	21/11/2025	Cleanway CO Pty Ltd	Removal of IBC's empty oil containers	2978.03
036497	21/11/2025	Tamil School of Western Australia	Community Grants 2025 / 2026	2000.00
036498	21/11/2025	Australian HVAC Services	Airconditioning Services - Various Locations	8981.50
036499	21/11/2025	Cr Tony Thomas	Refund - Nomination Deposit	100.00
036500	21/11/2025	Kilmore Group Pty Ltd	Construction Works - Study Hub	283555.59
036501	21/11/2025	Crayon Australia Pty Ltd	M365 E3 Unified Sub Licence	3809.03
036502	21/11/2025	Naomi Mathieson	Expense Reimbursement	14.00
036503	21/11/2025	Tyre Power Kelmscott	Parts/Repairs - Plant & Machinery	1280.00
036504	21/11/2025	Shape Management	Superintendent Services - Springdale Pavillion	4400.00
036505	21/11/2025	Booktopia Direct Pty Ltd	Library Resources	116.71
036506	21/11/2025	Supagas Pty Limited	Landfill Forklift LPG Gas Bottles	394.15
036507	21/11/2025	Custom Quip Engineering Pty Ltd	Parts/Repairs- Parts	99.00
036508	21/11/2025	Ecoleaf Landscaping Pty Ltd	Landscaping Services	8943.00
036509	21/11/2025	Evolve Talent Pty Ltd	Hire of Temporary Staff	4343.06
036510	21/11/2025	Spicers Australia Pty Ltd	Print Room Consumables	986.94
036511	21/11/2025	Qian Fen Joy Koh	Crochet workshop - Armadale library	294.00
036512	21/11/2025	Buss Group Pty Ltd	Bridge 4435 - Maintenance & Remediation Work	10893.83
036513	21/11/2025	Sweets on the Run Pty Ltd	Food Truck - 2025 End of Year Event	500.00
036514	21/11/2025	Cool Bananas WA	Food Truck - 2025 End of Year Event	500.00



## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036515	21/11/2025	Crazy Arms Clothing	Staff Uniform - AFAC	1076.25
036516	21/11/2025	Traffic Force Group Pty Ltd	Traffic Management Services	1034.31
036517	21/11/2025	PS Structures Pty Ltd	Refund Traffic Management Plan	8000.00
036518	21/11/2025	Eva South	Expense Reimbursement	225.50
036519	21/11/2025	Agile Change Leadership Institute	Staff Training	689.99
036520	21/11/2025	Naomi Wright	Refund - Nomination Deposit	100.00
036521	21/11/2025	Damien Slattery	Refund - Nomination Deposit	100.00
036522	21/11/2025	Wexcombe Civil Pty Ltd	Credit from Historical Parent Assessment	1587.25
036523	21/11/2025	Kelly Denton	Refund - Temporary Stall Permit	224.00
036524	21/11/2025	J M Musesengwe & B F Ogbah	Rates Refund - Parent Property Subdivision	609.35
036525	26/11/2025	Alinta Gas	Gas Charges	206.30
036526	26/11/2025	Armadale Lock & Key Service	Security & Access Control Services	130.00
036527	26/11/2025	Armadale Kelmscott Self Storage	Storage Fee	475.00
036528	26/11/2025	Aslab Pty Ltd	Pavement Testing -Profile Holes - Various Locations	42273.00
036529	26/11/2025	Australian Institute of Management (AIM)	Staff Training	2882.00
036530	26/11/2025	Construction Training Fund	Construction Training Fee	89.50
036531	26/11/2025	Macri Partners	Audit Services Pensioner Deferment	2640.00
036532	26/11/2025	Battery World Maddington	Parts/Repairs - Fleet	375.00
036533	26/11/2025	Beaver Tree Services Aust Pty Ltd	Tree Maintenance - Various Locations	2640.00
036534	26/11/2025	Benara Nurseries	Gardening Products - Urban Forrest	511.50
036535	26/11/2025	BOC Gases Australia Limited	Dry Ice for November 2025	84.94
036536	26/11/2025	BP Australia Pty Ltd	Fuels & Oils - Landfill site	6594.65
036537	26/11/2025	Tanks for Hire	Hire of Equipment - Armadale Multicultural Fair	638.00
036538	26/11/2025	Educational Art Supplies Co	Craft items - Armadale Library	95.96
036539	26/11/2025	Hays Personnel Services (Aust) Pty Ltd	Hire of Temporary Staff	6535.64
036540	26/11/2025	National Collections	Debt Collection Service - September 2025	12.10
036541	26/11/2025	Smoke And Mirrors Audio Visual	Hire of Equipment - Development Services meeting	1429.98
036542	26/11/2025	Synergy Energy	Electricity Charges - Various Periods	5621.57
036543	26/11/2025	Hello World	Conference Costs	4803.00
036544	26/11/2025	Serpentine Spring Water	Refreshments- Landfill Site	95.00
036545	26/11/2025	Reece Pty Ltd	Parts/Repairs - Parks Shed Stock	509.19
036546	26/11/2025	Western Power Networks	Emergency Works Commercial Road	3438.97
036547	26/11/2025	Kleenit Pty Ltd	Graffiti Removal Costs	2313.85
036548	26/11/2025	Blueprint Homes (WA) Pty Ltd	Refund - Nomination Deposit	1600.00
036549	26/11/2025	Ashmy Pty Ltd	Refund Security Deposit	400.00
036550	26/11/2025	Ventura Home Group Pty Ltd	Refund Security Deposit	4400.00
036551	26/11/2025	J-Corp Pty Ltd - Homestart	Refund Security Deposit	400.00

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036552	26/11/2025	SSB PTY LTD	Refund Security Deposit	3200.00
036553	26/11/2025	BGC Residential Pty Ltd	Refund Security Deposit	9600.00
036554	26/11/2025	Valvoline (Australia)	Workshop Oils	3762.00
036555	26/11/2025	Repeat Plastics Pty Ltd	Bollards - Works Depot	7352.40
036556	26/11/2025	Oracle Surveys Pty Ltd	Surveying Services - Centre Road, Camillo	5665.00
036557	26/11/2025	Affordable Living Homes	Refund Security Deposit	1600.00
036558	26/11/2025	Programmed Property Services Pty Ltd	AFAC Grounds & Various Playgrounds Maintenance	22327.33
036559	26/11/2025	Natural Area Management & Services	Tree Guard Maintenance - Various Locations	24310.44
036560	26/11/2025	1Spatial Australia Pty Ltd	Asset Management Services - GDV Hub	4125.00
036561	26/11/2025	Red Ink Homes Pty Ltd	Refund Security Deposit	1200.00
036562	26/11/2025	Stiles Electrical & Communications Services	Progress Claim #1 -Decorative Lighting Upgrade -City Centre Precinct	62849.94
036563	26/11/2025	Superior Pak Pty Ltd	Parts/Repairs - Landfill Vehicles	134.99
036564	26/11/2025	Apple Pty Ltd	Computer Equipment - Rangers Services	143.00
036565	26/11/2025	Jones Lang Lasalle (WA) Pty Ltd	Monthly Outgoings Orchard House	15826.55
036566	26/11/2025	Sports Star Trophies	Armadale Young Writers' Award trophies	81.00
036567	26/11/2025	Lime & Ice	Citizenship Ceremony	300.00
036568	26/11/2025	Greenfield Gardening	Landscaping Services	8735.41
036569	26/11/2025	Garrards Pty Ltd	Pest Control supplies	1514.29
036570	26/11/2025	Mother Earth Gardening & Landscaping	Landscaping Services	1188.00
036571	26/11/2025	LFA First Response	AFAC - First Aid Order	142.44
036572	26/11/2025	Metro Filters	Repairs & Maintenance - Champion Centre	38.50
036573	26/11/2025	SCP Conservation And Land Management	Nicholson Rd - Handrails	990.00
036574	26/11/2025	7 to 1 Photography	Photography Services	3344.00
036575	26/11/2025	T Ferrier	Christmas Decorations - Jull St and Memorial Park	1500.00
036576	26/11/2025	SPUN - Spydus Users Network Inc	Annual membership fee	200.00
036577	26/11/2025	Aveling Homes Pty Ltd	Refund Security Deposit	1600.00
036578	26/11/2025	Bartco Traffic Equipment Pty Ltd	Webstudio Licence Renewal - 01.11.25 - 31.10.26	1452.00
036579	26/11/2025	Westbuild Products Pty Ltd	Concrete Supplies - Works Depot	1126.62
036580	26/11/2025	Pure Homes Pty Ltd	Refund Security Deposit	1600.00
036581	26/11/2025	Hi Tech Security WA Pty Ltd	Security Services - AFAC	4346.46
036582	26/11/2025	Freedom Fairies Pty Ltd	WAAW Week - AFAC	2266.00
036583	26/11/2025	Prime Projects Construction Pty Ltd	Refund Security Deposit	14800.00
036584	26/11/2025	LD&D Australia Pty Limited	Dairy Supplies	207.30
036585	26/11/2025	NewGround Water Services	Repairs & Maintenance - Lexington Park	306.46
036586	26/11/2025	101 Residential Pty Ltd	Refund Security Deposit	2400.00
036587	26/11/2025	Belvista Properties	Rent/Outgoings Kelmscott Library	25039.95
036588	26/11/2025	The Event Team (WA) Pty Ltd	AHG25 - Perth Kilt Run Coordination	6773.00

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036589	26/11/2025	Selectro Services	Repairs & Maintenance - AFAC	530.17
036590	26/11/2025	Materon Investments WA Pty Ltd	Refund Security Deposit	3200.00
036591	26/11/2025	Australian Book Review Inc	One year subscription - Australian Book	132.00
036592	26/11/2025	ATF Hetal Investments	Catering	610.00
036593	26/11/2025	Rayan Foods Pty Ltd	Catering	199.10
036594	26/11/2025	KINGS RD Construction Pty Ltd	Refund Security Deposit	800.00
036595	26/11/2025	Total Green Recycling	eWaste Recycling Landfill Site	10670.91
036596	26/11/2025	My Homes WA Pty Ltd	Refund Security Deposit	400.00
036597	26/11/2025	Endeavour Homes WA Pty Ltd	Refund Security Deposit	800.00
036598	26/11/2025	HWL Ebsworth Lawyers	Legal Services	5275.60
036599	26/11/2025	Galaxy 42 Pty Ltd	Consultancy Services	5940.00
036600	26/11/2025	Chandler Macleod Group	Hire of Temporary Staff	14564.76
036601	26/11/2025	IRIS ID Pty Ltd	Sunscreen Dispenser Service	308.00
036602	26/11/2025	Ideal Homes Pty Ltd	Refund Security Deposit	1200.00
036603	26/11/2025	La Vida Australia Pty Ltd	Refund Security Deposit	400.00
036604	26/11/2025	Moray and Agnew	Legal Services	1006.18
036605	26/11/2025	Culture Care WA Inc	Performance Donation - Multicultural Fair	220.00
036606	26/11/2025	GFG Temp Assist	Hire of Temporary Staff	13997.28
036607	26/11/2025	HVG Graphics Pty Ltd	Printing	379.50
036608	26/11/2025	Miracle Recreation Equipment	Repairs & Maintenance - Playground Equipment	4040.30
036609	26/11/2025	Evolve WA	Staff Training	590.00
036610	26/11/2025	Pinnacle Safety and Training	Staff Training	555.00
036611	26/11/2025	UGC Holdings Pty Ltd	Repairs and Maintenance - Morolo Park	1485.88
036612	26/11/2025	ChoiceOne Pty Ltd	Hire of Temporary Staff	7981.16
036613	26/11/2025	Celebration Homes	Refund Security Deposit	1600.00
036614	26/11/2025	Premier Envelopes Australia	Stationery Supplies	294.36
036615	26/11/2025	Australian HVAC Services	Airconditioning Services - Admin Building	14036.00
036616	26/11/2025	OccuMED Consulting Pty Ltd	Medical Assessment Reports	1617.00
036617	26/11/2025	Ecoscape Australia Pty Ltd	Design Services - Rushton Park Playground Renewal	1844.70
036618	26/11/2025	Source Business Partners Pty Ltd	Consultancy Services	5764.88
036619	26/11/2025	Perth Office Equipment Pty Ltd	Parts/Repairs- Parts	335.50
036620	26/11/2025	ESN Group Pty Ltd	M365 Annual renewal	36595.90
036621	26/11/2025	Fiore Family Trust	Supply and Install Plants - Wattle Dale New	2310.00
036622	26/11/2025	Cornerstone Legal WA Pty Ltd	Legal Services	2145.00
036623	26/11/2025	McLeods Lawyers Pty Ltd	Legal Services	1212.20
036624	26/11/2025	YHB Group Pty Ltd	Refund Security Deposit	800.00
036625	26/11/2025	Custom Quip Engineering Pty Ltd	Parts / Repairs - Plant Corrosion	86097.00

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036626	26/11/2025	West Australian Football Commission INC	Refund Reserve Bond	273.00
036627	26/11/2025	M.A.Services Group Pty Ltd	Security Services - Alarm responses	732.95
036628	26/11/2025	Town Inn Pty Ltd	Catering - Wildlife Friendly Gardens Workshop	610.65
036629	26/11/2025	Naomi Jory	Expense Reimbursement	99.41
036630	26/11/2025	Jonas Leisure Pty Ltd	RFID Scanner - Armadale Study Hub	9339.00
036631	26/11/2025	Woodies Charcoal Chicken	Catering	186.80
036632	26/11/2025	Blackwell & Associates Pty Ltd	Consultancy Services	756.25
036633	26/11/2025	G & R Stainless Steel Contractors	Stainless Dog Cages -Animal Facility	39538.40
036634	26/11/2025	Nextrend Hospitality Furniture	Outdoor Furniture - AFAC	4214.10
036635	26/11/2025	Site Architecture Studio Pty Ltd	Design Services - Anstey Pavilion	20873.60
036636	26/11/2025	Wicked Strategies	Staff Training	1540.00
036637	26/11/2025	Dismantle	2025 / 2026 Service Agreement	9300.06
036638	26/11/2025	Zenith Executive Search Pty Ltd	Hire of Temporary Staff	3388.44
036639	26/11/2025	Gary Turner	Music Event - Art Trail	300.00
036640	26/11/2025	Studio Nikulinsky	Retail Items - Visitors Centre	370.65
036641	26/11/2025	Berdina Ballast	Expense Reimbursement	87.00
036642	26/11/2025	Kristina Hunter	Expense Reimbursement	12.95
036643	26/11/2025	Teresa Benwath	Expense Reimbursement	177.80
036644	26/11/2025	The WA Catering Services	Catering Various Events/Meetings	2918.00
036645	26/11/2025	Ellen-Rose Ward	Expense Reimbursement	87.00
036646	26/11/2025	Empire Property Settlements	Refund - Rates Credit Balance	2308.98
036647	26/11/2025	D Dharamsey & K Durairaj	Refund - Drainage and Driveway Works Bond	17610.00
036648	26/11/2025	Paramjeet Singh	Refund Hall Deposit	200.00
036649	28/11/2025	Alinta Gas	Gas Charges	2054.25
036650	28/11/2025	ALS Library Services Pty Ltd	Library Resources	1208.54
036651	28/11/2025	Armadale Lock & Key Service	Security & Access Control - Various Locations	1358.50
036652	28/11/2025	J Blackwood & Son Pty Ltd	PPE Equipment	2498.89
036653	28/11/2025	Australian Services Union	Australian Services Union Payroll Deductions	489.50
036654	28/11/2025	DORMA Australia Pty Ltd	Repairs & Maintenance - AFAC Doors	6237.23
036655	28/11/2025	Baileys Fertilisers	Fertilisers & Insect Control Products	7645.00
036656	28/11/2025	Macri Partners	Audit Services LRCI Program Phase 4	1540.00
036657	28/11/2025	Beaver Tree Services Aust Pty Ltd	Tree Pruning and Maintenance - Various Locations	20932.45
036658	28/11/2025	Child Support Agency	Child Support Deduction - Payroll	2370.68
036659	28/11/2025	City of Armadale-Social Club	Payroll Deductions	354.00
036660	28/11/2025	Civica Pty Ltd	Rates on Demand - November 2025	132.00
036661	28/11/2025	CJD Equipment Pty Ltd	Parts / Repairs - Turbo Charger	234.63
036662	28/11/2025	WINC Australia Pty Ltd	Stationery and Office Supplies - Bulk	15376.92

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036663	28/11/2025	Landgate	Valuation Services - Title search	32.60
036664	28/11/2025	Dept of Transport	Motor Vehicle Searches - October 2025	20.40
036665	28/11/2025	Down Under Signs Pty Ltd	Name Boards - Council Chambers	203.00
036666	28/11/2025	Dept of Fire And Emergency Services	ESL Levy Buildings - 2025/26	98656.72
036667	28/11/2025	Forestvale Trees Pty Ltd	Gardening Products	99.00
036668	28/11/2025	G.C Sales (WA)	Parts/Repairs - Bin Enclosure (Landfill Site)	282.04
036669	28/11/2025	K Mart-Armadale	Sporting equipment - AFAC	245.00
036670	28/11/2025	LGRCEU	LGRCEU Payroll Deductions	431.98
036671	28/11/2025	Local Government Professionals Aust WA	Staff Training	2370.00
036672	28/11/2025	Lori's Fuel Station	Fuels & Oils	496.44
036673	28/11/2025	Ixom Operations Pty Ltd	AFAC - Monthly service fees	5040.12
036674	28/11/2025	Pure Air Filters	Cleaning Services - Fleet	306.90
036675	28/11/2025	Holcim	Repairs & Maintenance - Roads	3387.51
036676	28/11/2025	Shenton Enterprises Pty Ltd	Repairs & Maintenance - AFAC Pool	3766.46
036677	28/11/2025	Veolia Recycling and Recovery Pty Ltd	Annual Waste Collection - AFAC	2593.65
036678	28/11/2025	Slater-Gartrell Sports	Heavy Duty Volleyball Net	352.00
036679	28/11/2025	Steel Dale Industries Pty Ltd	Repairs & Maintenance - Armadale Arena	2495.02
036680	28/11/2025	Termico Pest Management	Pest Control - Armadale Golf Course	836.00
036681	28/11/2025	Total Packaging (WA) Pty Ltd	Cleaning Materials	8580.00
036682	28/11/2025	WALGA	Staff Training	2145.00
036683	28/11/2025	Synergy Energy	Electricity Charges	1595.64
036684	28/11/2025	Wurth Australia Pty Ltd	Workshop Consumables	1631.33
036685	28/11/2025	Gecko Contracting Turf & Landscaping	Verge Spraying and Swale Maintenance - Various Locations	179998.16
036686	28/11/2025	Office Line	Office Furniture Replacements	3542.00
036687	28/11/2025	Bunnings Building Supplies Pty Ltd	Hardware Consumables	9209.45
036688	28/11/2025	E & MJ Rosher Pty Ltd	Parts/Repairs - Plant & Machinery	378.39
036689	28/11/2025	Image Embroidery	PPE Equipment - Rangers	708.95
036690	28/11/2025	StrataGreen	Gardening Products - Various Reserves	10306.05
036691	28/11/2025	Toolmart	Repairs/Parts - Water Pump	806.09
036692	28/11/2025	Cr Ruth Butterfield	Councillor ICT Annual Allowance	2915.07
036693	28/11/2025	Tourism Council WA Limited	Catering - WA Tourism Awards	45.00
036694	28/11/2025	RSEA Pty Ltd	PPE Equipment - AFAC	13699.46
036695	28/11/2025	Environmental Industries	Landscaping Services - Local Access Roads Verge Maintenance	34361.68
036696	28/11/2025	Truck Centre (WA) Pty Ltd	Repairs and Maintenance - Fleet	8173.90
036697	28/11/2025	Wren Oil	Oil Waste Removal Landfill Site	517.00
036698	28/11/2025	SERCUL Inc	Drainage / Livestream Maintenance	19785.81
036699	28/11/2025	Ricoh Australia Pty Ltd	Nintex - Print Service Contract	7431.96

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036700	28/11/2025	TJ Depiazzi & Sons	Landscaping Services	3660.25
036701	28/11/2025	Fulton Hogan Industries Pty Ltd	Repairs/Maintenace - Various Roads	3999.60
036702	28/11/2025	Adelphi Tailoring Co	PPE Clothing	339.90
036703	28/11/2025	1Spatial Australia Pty Ltd	Staff Training	1210.00
036704	28/11/2025	Cr Caroline Wielinga	Councillor ICT Annual Allowance	2915.07
036705	28/11/2025	Clever Patch Pty Ltd	Craft Supplies Children's Event	483.12
036706	28/11/2025	Swan Towing Service	Towing Charges - Side Loader	907.50
036707	28/11/2025	Beacon Equipment	Parts/Repairs - Landfill Vehicles	842.00
036708	28/11/2025	Rent A Fence Pty Ltd	Hire of Equipment - AHG	2373.14
036709	28/11/2025	Sonic HealthPlus	Pre Employment Medicals	1441.00
036710	28/11/2025	Greenfield Gardening	Landscaping Services	7226.17
036711	28/11/2025	Direct Trade Supplies Pty Ltd	Fencing materials	797.06
036712	28/11/2025	Cr Kerry Busby	Councillor ICT Annual Allowance	2915.07
036713	28/11/2025	Vanguard Press	Brochure Display/Transport/Storage	990.80
036714	28/11/2025	Better Pets and Gardens Kelmscott	Cat Litter - Depot	275.40
036715	28/11/2025	Insolvency & Trustee Service Australia	Motor Vehicle Searches - October 2025	26.00
036716	28/11/2025	Complete Office Supplies	Office Equipment - Various Locations	8121.01
036717	28/11/2025	Clean Cloth Cotton Traders	Bags of Rags - Depot Stores	865.70
036718	28/11/2025	A L Urbas	Expense Reimbursement	83.76
036719	28/11/2025	Horizon West Landscape & Irrigation	Landscaping Services - Various Locations	22575.43
036720	28/11/2025	Western Tree Recyclers	Processing and transport of green waste	12729.09
036721	28/11/2025	Mother Earth Gardening & Landscaping	Landscaping Services - Lions Park	220.00
036722	28/11/2025	Paperbark Technologies Pty Ltd	Consultancy Services - Urban Forest	22224.00
036723	28/11/2025	Instant Toilets & Showers Pty Ltd	Toilet Hire - Springdale Pavillion	15187.14
036724	28/11/2025	Totally Workwear	PPE Equipment - Various Locations	5290.54
036725	28/11/2025	N M John	Expense Reimbursement	173.84
036726	28/11/2025	ReNew Property Maintenance	Verge Maintenance - Various locations	7480.00
036727	28/11/2025	STW Industries Pty Ltd	Tyres - Various Plant	2039.40
036728	28/11/2025	Harley Dykstra Pty Ltd	Consultancy Services - ARRR	10326.25
036729	28/11/2025	E Fire & Safety	Repairs & Maintenance - Honeyeater House	4078.80
036730	28/11/2025	Black Rubber Pty Ltd	Tyres - Various Plant	6806.40
036731	28/11/2025	Downings Electrical Service	Electrical Services - Greenlink Park	1651.10
036732	28/11/2025	Cr Michelle Silver	Councillor ICT Annual Allowance & Reimbursement	3252.75
036733	28/11/2025	Paramount Electrical Services	Electrical Services - Creyk Pavillion	4796.34
036734	28/11/2025	VALA Libraries Technology And The Future	Annual membership fee	400.00
036735	28/11/2025	Hi Tech Security WA Pty Ltd	Security Services - Armadale Library	665.50
036736	28/11/2025	Felton International Group	AFAC - Court Bin Enclosures	6003.03

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036737	28/11/2025	Retro Roads	Repairs & Maintenance - AFAC	1965.10
036738	28/11/2025	JB Hi-Fi-Commercial	Computer Equipment	116.58
036739	28/11/2025	Kompan Playscaped Pty Ltd	Repairs & Maintenance - Fernhill Park	1568.99
036740	28/11/2025	BJ Ball	Printing	823.86
036741	28/11/2025	Cr Gary Smith	Councillor ICT Annual Allowance	2915.07
036742	28/11/2025	On Tap Plumbing & Gas Pty Ltd	Plumbing Services - AFAC	39829.70
036743	28/11/2025	JDSI Consulting Engineers Pty Ltd	Consultancy Services	1155.00
036744	28/11/2025	Bug Busters Pty Ltd	Pest Control Treatments - Various Locations	12065.00
036745	28/11/2025	Prime Projects Construction Pty Ltd	Refund Security Deposit	400.00
036746	28/11/2025	Oracle CMS	Consultancy Services	2564.07
036747	28/11/2025	LD&D Australia Pty Limited	Refreshments	120.70
036748	28/11/2025	Element Advisory Pty Ltd	Consultancy Services	3855.50
036749	28/11/2025	West Tip Waste Control Pty Ltd	Verge Collections	19849.45
036750	28/11/2025	Agent Sales & Services Pty Ltd	AFAC - Pool Chemicals	7227.00
036751	28/11/2025	Wildflower Society of WA Inc	Bio-diversity Talk - Seville Grove Library	220.00
036752	28/11/2025	Paradigm Information Technology (IT)	Content Manager Upgrade	672.28
036753	28/11/2025	Perrott Painting Maintenance Contract Pty Ltd	Painting Services - AFAC	13247.30
036754	28/11/2025	District Refrigeration & Airconditioning Pty Ltd	Maintenance and Repairs - Armadale Landfill and Recycling Facility	1072.50
036755	28/11/2025	Cr Shanavas Peter	Councillor ICT Annual Allowance	2915.07
036756	28/11/2025	TPG Network Pty Ltd	Annual internet services	9448.12
036757	28/11/2025	GPC Asia Pacific Pty Ltd	Parts/Repairs - Depot Workshop	10437.14
036758	28/11/2025	The Trustee for Rise Now Trust	Catering	3065.10
036759	28/11/2025	QTM Pty Ltd	Periodic Speed Hump Inspections - Various locations	50817.93
036760	28/11/2025	Books and Publishing Pty Ltd	Books and Publishing Online Subscriptions	660.00
036761	28/11/2025	SOUTHERN BINS PTY LTD	Hire of Equipment - Skip bins	6325.00
036762	28/11/2025	BCE Surveying Pty Ltd	Surveying Services	1045.00
036763	28/11/2025	Corsign WA Pty Ltd	Signage - Bedfordale	191.44
036764	28/11/2025	MDM Entertainment Pty Ltd	Library Resources	2854.70
036765	28/11/2025	Barrelhouse Saloon and Eatery Armadale	Catering	279.00
036766	28/11/2025	BrightMark Group Pty Ltd	Cleaning Services - Various locations	257009.03
036767	28/11/2025	Trent W Costello	QS Services - CIP Review	5225.00
036768	28/11/2025	RSPCA WA	Community Grants 2025 / 2026	2750.00
036769	28/11/2025	ATO PAYG	Tax Payroll Deductions	477673.00
036770	28/11/2025	HWL Ebsworth Lawyers	Legal Services	3922.05
036771	28/11/2025	Nordic Fitness Equipment	Parts/Repairs - AFAC	1962.00
036772	28/11/2025	Cr John Keogh	Councillor ICT Annual Allowance	2915.07
036773	28/11/2025	Pirtek Canning Vale	Parts/Repairs - Depot	1676.13

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

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036774	28/11/2025	Cr Paul Hetherington	Councillor ICT Annual Allowance	2915.07
036775	28/11/2025	Cr Scott Mosey	Councillor ICT Annual Allowance	2915.07
036776	28/11/2025	EJB Sheetmetal and Fabrication	Equipment - Weed Cutter	979.00
036777	28/11/2025	IRIS ID Pty Ltd	SunSquirt Monthly fee - AFAC	82.50
036778	28/11/2025	The Pink Cafe (Kelmscott)	Catering	251.00
036779	28/11/2025	ATC Work Smart INC	Staff Training	136.00
036780	28/11/2025	Pinnacle Safety and Training	Staff Training	1300.00
036781	28/11/2025	Dell Financial Services Pty Ltd	Computer Equipment Leases - Balance	58.78
036782	28/11/2025	Donald Cant Watts Corke	Superintendent Services - Springdale	6380.00
036783	28/11/2025	Illion Australia Pty Ltd	Consultancy Services	575.52
036784	28/11/2025	Eurotech Group Pty Ltd	Corflute Printing	1357.11
036785	28/11/2025	Miltom Pty Ltd	Hire of Equipment - Lighting Tower and Generator	6523.63
036786	28/11/2025	Trayd Australia Pty Ltd	Repairs & Maintenance - AFAC	1665.36
036787	28/11/2025	Marketforce Pty Ltd	Advertising	34193.50
036788	28/11/2025	Examiner Newspaper (WA)	Advertising	869.90
036789	28/11/2025	Robert George King	Bee hive Removal - Robot Park	440.00
036790	28/11/2025	Bedforddale Connect Inc.	Community Grant - 2025/26	2490.00
036791	28/11/2025	Central West Refrigeration	Repairs & Maintenance - AFAC	368.50
036792	28/11/2025	Amazon Web Services Australia Pty Ltd	Monthly AWS Service Charges	35496.02
036793	28/11/2025	MM IT Consulting (WA) Pty Ltd	Network Services - October 2025	20438.00
036794	28/11/2025	Supa Pest And Weed Control	Weed Control - Various Locations	9509.50
036795	28/11/2025	Arboribus Pty Ltd	Tree Assessments	3850.00
036796	28/11/2025	Omnicom Media Group Australia Pty Ltd	Advertising - Various events	13357.10
036797	28/11/2025	Elite Pool Covers Holdings Pty Ltd	Repairs & Maintenance - AFAC	572.00
036798	28/11/2025	Positive Salary Packaging	Payroll Deductions	17651.97
036799	28/11/2025	SLR Consulting Australia Pty Ltd	Asbestos Removal Services	6591.75
036800	28/11/2025	Treeswest Australia Pty Ltd	Tree Assessments	1320.00
036801	28/11/2025	Nutrien Water	Irrigation Shed Stock	27827.91
036802	28/11/2025	Cr Sarah Stoneham	Councillor ICT Annual Allowance	2915.07
036803	28/11/2025	Flexi Staff Group Pty Ltd	Hire of Temporary Staff	1719.30
036804	28/11/2025	Cr Amit Singh	Councillors Allowances Qtr 2 & ICT Annual Allowance	7777.40
036805	28/11/2025	Cr Tony Thomas	Councillors Allowances Qtr 2 & ICT Annual Allowance	7754.16
036806	28/11/2025	Elan Energy Matrix Pty Ltd	Tyres Disposal	6035.96
036807	28/11/2025	Workplace Warehouse Pty Ltd	Stationery Supplies	260.21
036808	28/11/2025	Metrowest Service Pty Ltd	Repairs & Maintenance - AFAC	7117.28
036809	28/11/2025	Mader Contracting Pty Ltd	Hire of Temporary Staff	10546.80
036810	28/11/2025	BBC Digital Perth	Printing	55.00



## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
036811	28/11/2025	Easisalary Pty Ltd	Payroll Deductions	3705.76
036812	28/11/2025	Donna Turner	Expense Reimbursement	11.00
036813	28/11/2025	Services Australia - Centrelink	Payroll Deductions	324.18
036814	28/11/2025	Shape Management	Superintendent Services- Springdale Pavillion	4950.00
036815	28/11/2025	AMS Technology Group Pty Ltd	Repairs & Maintenance - AFAC	6124.87
036816	28/11/2025	Taryn Waters	Expense Reimbursement	134.13
036817	28/11/2025	Fiore Family Trust	Dry Park Weed Control October 25	157446.70
036818	28/11/2025	Bookeasy Australia Pty Ltd	Annual Bookeasy Subscription Fees	330.00
036819	28/11/2025	McLeods Lawyers Pty Ltd	Legal Services	10874.56
036820	28/11/2025	Custom Quip Engineering Pty Ltd	Parts/Repairs- Parts	293.65
036821	28/11/2025	Ecoleaf Landscaping Pty Ltd	Landscaping Services	396.00
036822	28/11/2025	Evolve Talent Pty Ltd	Hire of Temporary Staff	3366.12
036823	28/11/2025	M.A.Services Group Pty Ltd	Permanent Patrol - Various locations	56688.54
036824	28/11/2025	R&J Packaging Solutions Pty Ltd	Kitchen supplies	172.59
036825	28/11/2025	Positively Green Pty Ltd	Fertiliser Application - Various Reserves	15232.80
036826	28/11/2025	Ayesha Sultana	Armadale Multicultural Fair - 25/10/2025	400.00
036827	28/11/2025	Gordana Nestic-Simic	Design Review Panel Meeting	577.50
036828	28/11/2025	Keen Bros. (WA) Pty Ltd	Staff Training	2040.00
036829	28/11/2025	Jackson Asphalt	Asphalt Works - Various Locations	25938.88
036830	28/11/2025	Spicers Australia Pty Ltd	Print Room Consumables	1731.18
036831	28/11/2025	Futuro Nominees Pty Ltd	Parts/Repairs - Concrete	1540.00
036832	28/11/2025	Workplace Consulting Australia Pty Ltd	Consultancy Services	15356.00
036833	28/11/2025	Thriving Futures Co Pty Ltd	Social Media Ban for Teens, Social Media	1100.00
036834	28/11/2025	Traffic Force Group Pty Ltd	Traffic Management - Portanoo Lane	665.29
036835	28/11/2025	Osborne Park Home Hardware & Building Centre	Study Hub - Safe Door	627.71
036836	28/11/2025	Department Of Local Government	BSL Levy Payments	108966.94
036837	28/11/2025	Cr Kris Jorgensen	Councillors Allowances Qtr 2 & ICT Annual Allowance	7706.76
036838	28/11/2025	Daniel Newman	Councillors Allowances Qtr 2 & ICT Annual Allowance	7727.07
036839	28/11/2025	Nusantarian	Performance Donation - Multicultural Fair	200.00
036840	28/11/2025	Catherine Clune	Refund - Building Application	61.65
036841	28/11/2025	Rajvi Lutchmanah	Refund - Building Application	61.65
036842	28/11/2025	Maria Rosa Galisteo	Refund - Animal Registration	10.00
036843	28/11/2025	Daniel Jacobus Herbst	Sporting Recreation and Development Donation	250.00
036844	28/11/2025	L K Jackson & C J Jackson	Rates Refund Overpayment	50.81
DD001233	2/11/2025	Commonwealth Bank of Australia	Bank Fees	18713.05
DD001234	1/11/2025	Commonwealth Bank of Australia	Bank Fees	2.92
DD001235	3/11/2025	Commonwealth Bank of Australia	Bank Fees	20.90

## Accounts Paid and Submitted to Ordinary Council Meeting on 15 December 2025

Payments made between 01-Nov-2025 and 30-Nov-2025

<i>Trans#</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
DD001236	3/11/2025	Westpac Banking Corporation	Bank Fees	27.50
DD001237	3/11/2025	Les Mills Asia Pacific	Subscriptions/Fees	1874.31
DD001238	7/11/2025	Commonwealth Bank of Australia	Bank Fees	1302.99
DD001239	10/11/2025	Commonwealth Bank of Australia	Bank Fees	23.10
DD001240	10/11/2025	Commonwealth Bank of Australia	Bank Fees	38.93
DD001242	13/11/2025	The Trustee for Aware Super	Payroll - Net Pay	320568.75
DD001244	17/11/2025	Commonwealth Bank of Australia	Bank Fees	13.75
DD001245	17/11/2025	Commonwealth Bank of Australia	Bank Fees	2714.35
DD001246	20/11/2025	Commonwealth Bank of Australia	Bank Fees	0.55
DD001247	17/11/2025	Toyota Finance Australia Ltd	Leasing	634.34
DD001248	15/11/2025	SG FLeet	Leasing	1777.63
DD001249	21/11/2025	Red Gate Software Limited	Subscriptions/Fees	1869.28
DD001250	24/11/2025	Commonwealth Bank of Australia	Bank Fees	26.95
DD001251	27/11/2025	The Trustee for Aware Super	Payroll - Superannuation Contributions	321877.69
DD001252	27/11/2025	Commonwealth Bank of Australia	Bank Fees	0.55
DD001254	7/11/2025	Commonwealth Bank of Australia	Bank Fees	1707.60
DD001257	13/11/2025	City of Rockingham	Asbestos Disposal	234.35
				0.00
A 09/11/2025	9/11/2025	Payroll	Net Payroll	1587986.09
A 23/11/2025	23/11/2025	Payroll	Net Payroll	1604296.11
			<b>Total</b>	<b>12,764,381.98</b>

Credit Card Transaction Report 28/10/2025 to 30/11/2025								
CITY OF Armadale								
Transaction No	Tran Type	Tran Reference	Invoice Date	Amount (\$)	GST	Transaction Description	GL/PC Code	Supporting Paperwork Provided
Credit card Chief Executive Officer				\$13.99				
4828	Invoice/Fee	Tesla Inc St Leonards	17/01/2025	\$13.99	\$1.27	Tesla subscription	1000-410065-60050-1001	Paperwork Requested
Credit Card - Financial Accountant Financial Services- CBA Card				\$2,654.51				
5657	Invoice	APPLE.COM/BILL SYDNEY AUS	28/10/2025	\$13.99	\$1.27	Library Subscription	2300-410072-61170-1001	All Receipts/Paperwork Received
5657	Invoice	HTTPS://SCRIBE.HOW/B SAN FRANCISCOCA 29.00US DOLLAR	17/11/2025	\$44.62		One Council, Change and Training Software \$29 USD monthly	3310-410065-61170-2075	All Receipts/Paperwork Received
5657	Invoice	INTNL TRANSACTION FEE USA	17/11/2025	\$1.12		International Bank Charge	3310-410065-66010-1001	All Receipts/Paperwork Received
5657	Invoice	AGEMA A/S GLOSTRUP DUB 1150.00EURO NATL CURR U	20/11/2025	\$2,057.35		Easy365Manager One Year License	3330-410006-61142-1001	All Receipts/Paperwork Received
5657	Invoice	INTNL TRANSACTION FEE USA	20/11/2025	\$51.43		International Bank Charge	3310-410065-66010-1001	All Receipts/Paperwork Received
5657	Invoice/Fee	STARLINK INTERNET Sydney AUS	21/11/2025	\$486.00	\$44.18	Monthly internet charges	2420-410013-61341-1001	All Receipts/Paperwork Received
Credit Card - Accounts Payable Officer Financial Services-CBA Card				\$4,943.06				
4836	Invoice	Atlassian	28/10/2025	\$16.89	-	Zephyr essential monthly licence	3310-410065-61142-1001	All Receipts/Paperwork Attached
4836	Fees	International Transaction Fees	28/10/2025	\$0.42	-	International Transaction Fees	3310-410065-61142-1001	All Receipts/Paperwork Attached
4836	Invoice	QT Newcastle	30/10/2025	\$735.88	66.90	Accommodation - NED Conference	1010-410065-66020-1055	All Receipts/Paperwork Attached
4836	Invoice	Crytalbrook Kingsley	31/10/2025	\$1,304.16	118.56	Accommodation - NED Conference	1010-410065-66020-1055	All Receipts/Paperwork Attached
4836	Invoice	Crytalbrook Kingsley	1/11/2025	\$811.28	73.75	Zephyr essential monthly licence	3310-410065-61142-1001	All Receipts/Paperwork Attached
4836	Invoice	Urilio	3/11/2025	\$382.19	-	Website redirection fee	3340-410006-61142-1001	All Receipts/Paperwork Attached
4836	Fees	International Transaction Fees	3/11/2025	\$9.55	-	International Transaction Fees	3340-410006-61142-1001	All Receipts/Paperwork Attached
4836	Invoice	Sendgrid	4/11/2025	\$152.72	-	Automated message service AFAC	2501-410072-61190-1001	All Receipts/Paperwork Attached
4836	Fees	International Transaction Fees	4/11/2025	\$3.82	-	International Transaction Fees	2501-410072-61190-1001	All Receipts/Paperwork Attached
4836	Invoice	HGC Hobart	7/11/2025	\$1,014.00	92.18	Accommodation - P & L Conference	1010-410065-66020-1055	All Receipts/Paperwork Attached
4836	Invoice	Scribe	14/11/2025	\$44.41	-	Monthly subscription	3310-410065-61170-1072	All Receipts/Paperwork Attached
4836	Fees	International Transaction Fees	14/11/2025	\$1.11	-	International Transaction Fees	3310-410065-61170-1072	All Receipts/Paperwork Attached
4836	Invoice	Zoom.com	17/11/2025	\$325.56	-	Zoom rooms subscription	2148440-PUR-00583	All Receipts/Paperwork Attached
4836	Invoice	Tickets Rewild	24/11/2025	\$61.50	5.59	Rewild for Carnabys Cockatoos	5200-410497-61260-5108	All Receipts/Paperwork Attached
4836	Invoice	Userway.org	24/11/2025	\$77.63	-	Language translation	3323-410044-61010-1001	All Receipts/Paperwork Attached
4836	Fees	International Transaction Fees	24/11/2025	\$1.94	-	International Transaction Fees	3323-410044-61010-1001	All Receipts/Paperwork Attached
Manager Communications and Marketing				\$3,604.96				
0224	invoice/fee	WOOLWORTHS 4360 ARMADALE WA	28/10/2025	\$200.00	\$18.18	Christmas Lights Competition Prizes	1100-410065-61200-1073	All Receipts/Paperwork Attached
0224	invoice/fee	DJNA PTY LTD ARMADALE AUS	28/10/2025	\$28.00	\$2.55	Christmas Lights Competition Prizes	1100-410065-61200-1073	All Receipts/Paperwork Attached
0224	invoice/fee	FACEBK *ZIN7E598W2 DUBLIN IRL	31/10/2025	\$24.60		Spring into Armadale 2025 - Website Traffic	1210-410042-61190-1001	All Receipts/Paperwork Attached
0224	invoice/fee	FACEBK *ZIN7E598W2 DUBLIN IRL	31/10/2025	\$107.01		Spring Steps   Scenic Stroll   Robin Ramble Walk 2025 Traffic campaign	1210-410042-61190-1001	All Receipts/Paperwork Attached
0224	invoice/fee	FACEBK *ZIN7E598W2 DUBLIN IRL	31/10/2025	\$431.31		City events and projects advertising on Facebook and Instagram	1100-410065-61190-1035	All Receipts/Paperwork Attached
0224	invoice/fee	FACEBK *TUFTK7R7W2 DUBLIN IRL	10/11/2025	\$64.84		Spring Steps   Scenic Stroll   Robin Ramble Walk 2025 Traffic campaign	1210-410042-61190-1001	All Receipts/Paperwork Attached
0224	invoice/fee	FACEBK *TUFTK7R7W2 DUBLIN IRL	10/11/2025	\$35.78		Spring into Armadale 2025 - Website Traffic	1210-410042-61190-1001	All Receipts/Paperwork Attached
0224	invoice/fee	FACEBK *TUFTK7R7W2 DUBLIN IRL	10/11/2025	\$985.38		City events and projects advertising on Facebook and Instagram	1100-410065-61190-1035	All Receipts/Paperwork Attached
0224	invoice/fee	SHUTTERSTOCK IRELAND L Dublin 2 IRL	13/11/2025	\$169.00		Stock Images Subscription	1100-410065-60050-1072	All Receipts/Paperwork Attached
0224	invoice/fee	The WA MUSEUM Welshpool WA	19/11/2025	\$360.00	\$32.73	On-line ticket purchase of the Terracotta Warriors Exhibition tickets	2330-410072-61260-2024	All Receipts/Paperwork Attached
0224	invoice/fee	FACEBK *QUQM87M7W2 DUBLIN IRL	21/11/2025	\$11.84		Spring into Armadale 2025 - Website Traffic	1210-410042-61190-1001	All Receipts/Paperwork Attached
0224	invoice/fee	FACEBK *QUQM87M7W2 DUBLIN IRL	21/11/2025	\$885.69		City events and projects advertising on Facebook and Instagram	1100-410065-61190-1035	All Receipts/Paperwork Attached
0224	invoice/fee	TRYBOOKING *National Gr SOUTH YARRA AUS	21/11/2025	\$150.50	\$13.68	NGAA Annual Gala Dinner Registration	1010-410065-66020-1055	All Receipts/Paperwork Attached
0224	invoice/fee	FACEBK *7FDXB8V7W2 DUBLIN IRL	24/11/2025	\$151.01		City events and projects advertising on Facebook and Instagram	1100-410065-61190-1035	All Receipts/Paperwork Attached
Grand Total				\$11,216.52				

Monthly Fuel Card Transactions for the Period Ending 30/11/2025								
Business Fuel Card Pty Ltd								
Card No	Fuel Card	Card Owner's Vhicle details	Invoice Date	GST	Actual (Inc GST)	Transaction Description	Account Code	Supporting Paperwork Provided
590351	Fleet Card	Subaru Impreza i Hatch - AK16497 (P2028)	30/11/2025	10.38	114.13	FleetCard Account - P/E 30.11.2025	5001240	Invoice received
590443	Fleet Card	Mitsubishi Triton GLX Single Cab 4x2 - AK16630 (FP612)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5004589	Invoice received
590468	Fleet Card	Mitsubishi Triton GLX+ Dual Cab 4x4 AK16614 (FP561)	30/11/2025	9.72	106.87	FleetCard Account - P/E 30.11.2025	5005081	Invoice received
590484	Fleet Card	Kia Carnival S Van - AK16557 (FP585)	30/11/2025	14.29	157.18	FleetCard Account - P/E 30.11.2025	5004663	Invoice received
590799	Fleet Card	Kia Carnival PE FWD (Leased) - AK16494 (P2025)	30/11/2025	10.29	113.19	FleetCard Account - P/E 30.11.2025	5001237	Invoice received
590815	Fleet Card	Toyota Corolla Ascent Sport Hybrid Sedan - AK16058 (FP552)	30/11/2025	10.99	120.85	FleetCard Account - P/E 30.11.2025	5004591	Invoice received
590849	Fleet Card	Rubbish Truck - Volvo FE8 Superior Pak Side Loader - AK16486 (FP1519)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001113	Invoice received
590906	Fleet Card	Mitsubishi Triton GLX+ Club Cab 4x4 - AK16515 (FP506)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001690	Invoice received
590948	Fleet Card	Nissan X-Trail ST - AK16589 (P2051)	30/11/2025	20.30	223.32	FleetCard Account - P/E 30.11.2025	5001263	Invoice received
590989	Fleet Card	Nissan X-Trail ST - AK16583 (P2052)	30/11/2025	27.17	298.90	FleetCard Account - P/E 30.11.2025	5001264	Invoice received
591003	Fleet Card	Toyota Hilux SR 4x2 Dual Cab - 1GOW738 (P1963)	30/11/2025	9.55	105.01	FleetCard Account - P/E 30.11.2025	5001183	Invoice received
591037	Fleet Card	Mazda CX-3 G20 Pure FWD - AK16603 (FP627)	30/11/2025	6.66	73.25	FleetCard Account - P/E 30.11.2025	5005097	Invoice received
591045	Fleet Card	Nissan X-Trail ST - AK16587 (P2049)	30/11/2025	8.72	95.94	FleetCard Account - P/E 30.11.2025	5001261	Invoice received
591052	Fleet Card	Toyota Corolla Ascent Sport Hybrid Hatch - AK16620 (FP668)	30/11/2025	11.42	125.63	FleetCard Account - P/E 30.11.2025	5005137	Invoice received
591136	Fleet Card	Isuzu D-Max SX Dual Cab 4x4 - AK16638 (FP669)	30/11/2025	11.84	130.22	FleetCard Account - P/E 30.11.2025	5005176	Invoice received
591144	Fleet Card	Mitsubishi ASX LS SUV 2WD - AK16681 (FP677)	30/11/2025	21.14	232.51	FleetCard Account - P/E 30.11.2025	5005235	Invoice received
591250	Fleet Card	Mitsubishi ASX LS SUV 2WD - AK16680 (FP678)	30/11/2025	24.28	267.05	FleetCard Account - P/E 30.11.2025	5005240	Invoice received
591409	Fleet Card	Mitsubishi ASX LS SUV 2WD - AK16682 (FP673)	30/11/2025	13.59	149.51	FleetCard Account - P/E 30.11.2025	5005200	Invoice received
591540	Fleet Card	Toyota Corolla Ascent Sport Hybrid Sedan - AK16059 (FP553)	30/11/2025	5.79	63.64	FleetCard Account - P/E 30.11.2025	5004875	Invoice received
591623	Fleet Card	Isuzu FTS 150/260 4x4 Crew Cab (DFES) AK070 (FP637)	30/11/2025	90.57	996.28	FleetCard Account - P/E 30.11.2025	5000143	Invoice received
591649	Fleet Card	Mitsubishi Triton GLX-R Dual Cab 4x2 - AK16628 (FP564)	30/11/2025	10.29	113.19	FleetCard Account - P/E 30.11.2025	5005322	Invoice received

591664	Fleet Card	Subaru Forester i-Sport AWD Wagon - AK16559 (P2038)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001250	Invoice received
591680	Fleet Card	Isuzu D-Max SX Hi Ride Dual Cab 4x2 - AK16671 (FP659)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5005037	Invoice received
591714	Fleet Card	Mitsubishi Triton GLX Single Cab 4x4 - AK16504 (P2033)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001245	Invoice received
591771	Fleet Card	Mitsubishi Triton GLX-R 4x2 Crew Cab - AK16636 (FP567)	30/11/2025	18.05	198.51	FleetCard Account - P/E 30.11.2025	5005297	Invoice received
591839	Fleet Card	Rubbish Truck - Volvo FE8 Superior Pak Side Loader - AK16472 (FP1515)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001112	Invoice received
591854	Fleet Card	Rubbish Truck - Volvo FE8 Superior Pak Side Loader - AK050 (FP1508)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001108	Invoice received
591870	Fleet Card	Mitsubishi Triton GLX+ Club Cab 4x4 - AK16519 (FP594)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5004833	Invoice received
591888	Fleet Card	Isuzu D-Max SX 4x4 Space Cab with POD - AK018 (FP2034)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001332	Invoice received
592001	Fleet Card	Mitsubishi Triton GLX-R Dual Cab 4x2 - AK16521 (FP563)	30/11/2025	29.67	326.32	FleetCard Account - P/E 30.11.2025	5005082	Invoice received
592183	Fleet Card	Isuzu D-Max SX 4x4 Space Cab with POD - AK022 (FP2036)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001339	Invoice received
592225	Fleet Card	Isuzu D-Max SX Dual Cab 4x2 - AK16607 (FP688)	30/11/2025	11.55	127.01	FleetCard Account - P/E 30.11.2025	5005476	Invoice received
592233	Fleet Card	Nissan X-Trail ST - AK16580 (P2044)	30/11/2025	18.37	202.04	FleetCard Account - P/E 30.11.2025	5001256	Invoice received
592258	Fleet Card	Subaru Forester i-L AWD - AK16596 (FP622)	30/11/2025	44.61	490.67	FleetCard Account - P/E 30.11.2025	5004712	Invoice received
592290	Fleet Card	Nissan X-Trail ST - AK16582 (P2050)	30/11/2025	30.78	338.59	FleetCard Account - P/E 30.11.2025	5001262	Invoice received
592423	Fleet Card	Isuzu D-Max SX 4x4 Space Cab with POD - AK028 (FP2035)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5000135	Invoice received
592498	Fleet Card	Mazda CX8 Touring FWD Wagon - AK043 (P2039)	30/11/2025	37.41	411.52	FleetCard Account - P/E 30.11.2025	5000131	Invoice received
592530	Fleet Card	Subaru Forester i-S AWD - AK16562 (FP625)	30/11/2025	35.84	394.27	FleetCard Account - P/E 30.11.2025	5004779	Invoice received
592647	Fleet Card	Isuzu D-Max SX Dual Cab 4x2 - AK16641 (FP675)	30/11/2025	38.84	427.19	FleetCard Account - P/E 30.11.2025	5005218	Invoice received
592720	Fleet Card	Isuzu MU-X LS-M 4x2 - AK16608 (FP671)	30/11/2025	22.55	248.07	FleetCard Account - P/E 30.11.2025	5005187	Invoice received
592738	Fleet Card	Nissan X-Trail ST - AK16590 (P2053)	30/11/2025	15.14	166.53	FleetCard Account - P/E 30.11.2025	5001265	Invoice received
592761	Fleet Card	Mitsubishi Triton GLX-R Dual Cab 4x2 - AK16511 (FP532)	30/11/2025	16.65	183.12	FleetCard Account - P/E 30.11.2025	5001691	Invoice received
592837	Fleet Card	Isuzu D-Max SX 4x4 Crew Cab - SES General Rescue Utility - AK063 (P644)	30/11/2025	5.99	65.93	FleetCard Account - P/E 30.11.2025	5001142	Invoice received
592860	Fleet Card	Isuzu D-Max SX Dual Cab 4x4 - AK16643 (FP650) Mosquito Management	30/11/2025	20.88	229.72	FleetCard Account - P/E 30.11.2025	5005102	Invoice received
592910	Fleet Card	Mitsubishi Triton GLX+ Dual Cab 4x4 - AK16635 (FP573)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5005310	Invoice received

593017	Fleet Card	Mitsubishi Triton GLX-R Dual Cab 4x2 - AK16613 (FP568)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5005142	Invoice received
593033	Fleet Card	Toyota Corolla Ascent Hybrid Sport Sedan - AK16621 (FP555)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5005079	Invoice received
593058	Fleet Card	Mitsubishi Triton GLX Single Cab 4x2 - AK16631 (FP560)	30/11/2025	18.65	205.18	FleetCard Account - P/E 30.11.2025	5005080	Invoice received
593090	Fleet Card	Toyota Corolla Ascent Sport Hybrid Hatch - AK15726 (FP554)	30/11/2025	8.50	93.49	FleetCard Account - P/E 30.11.2025	5004837	Invoice received
593108	Fleet Card	Subaru Forester i-L AWD - AK16595 (FP665)	30/11/2025	18.61	204.68	FleetCard Account - P/E 30.11.2025	5005113	Invoice received
593124	Fleet Card	Mazda 6 Sport Wagon - AK16478 (P2045)	30/11/2025	18.93	208.22	FleetCard Account - P/E 30.11.2025	5001257	Invoice received
593157	Fleet Card	Mitsubishi Triton GLX+ Dual Cab 4x4 - AK16524 (FP2054)	30/11/2025	19.47	214.18	FleetCard Account - P/E 30.11.2025	5001266	Invoice received
593165	Fleet Card	Subaru Forester i AWD - AK16558 (FP592)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5004649	Invoice received
593181	Fleet Card	Subaru Impreza i Hatch - AK16482 (FP2014)	30/11/2025	14.73	162.02	FleetCard Account - P/E 30.11.2025	5001226	Invoice received
593199	Fleet Card	Nissan X-Trail ST - AK16581 (P2047)	30/11/2025	21.54	236.94	FleetCard Account - P/E 30.11.2025	5001259	Invoice received
593207	Fleet Card	Subaru Forester i-Sport AWD - AK16555 (P2043)	30/11/2025	13.56	149.14	FleetCard Account - P/E 30.11.2025	5000128	Invoice received
593215	Fleet Card	Isuzu D-Max SX Dual Cab 4x2 - AK16640 (FP670)	30/11/2025	16.14	177.58	FleetCard Account - P/E 30.11.2025	5005182	Invoice received
593231	Fleet Card	Mazda 6 Sport Wagon - AK16479 (P2048)	30/11/2025	19.65	216.19	FleetCard Account - P/E 30.11.2025	5001260	Invoice received
593249	Fleet Card	Toyota Corolla Ascent Sport Hybrid Sedan - AK16619 (FP556)	30/11/2025	10.77	118.43	FleetCard Account - P/E 30.11.2025	5005061	Invoice received
593272	Fleet Card	Rubbish Truck - Volvo FE8 Superior Pak Side Loader - AK16471 (FP1514)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001111	Invoice received
593306	Fleet Card	Subaru Forrester i (AWD) - AK16593 (FP605)	30/11/2025	15.35	168.89	FleetCard Account - P/E 30.11.2025	5004898	Invoice received
593322	Fleet Card	Isuzu MU-X LS-T 4x4 - 1HWQ859 (FP543)	30/11/2025	24.72	271.91	FleetCard Account - P/E 30.11.2025	5004831	Invoice received
593330	Fleet Card	Mitsubishi Triton GLX+ Dual Cab 4x4 - AK16508 (FP528)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001687	Invoice received
593389	Fleet Card	Mazda CX-5 Maxx Sport FWD - AK16602 (FP591)	30/11/2025	21.08	231.92	FleetCard Account - P/E 30.11.2025	5004660	Invoice received
593413	Fleet Card	Mazda CX-5 Maxx Sport FWD SUV - AK16601 (FP590)	30/11/2025	24.99	274.86	FleetCard Account - P/E 30.11.2025	5004661	Invoice received
593454	Fleet Card	Mitsubishi Triton GLX+ Club Cab 4x4 - AK16518 (FP593)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001334	Invoice received
593462	Fleet Card	Ford Everest Ambiente 4x4 Wagon Auto - 1HSS309 (FP549)	30/11/2025	21.18	232.96	FleetCard Account - P/E 30.11.2025	5004584	Invoice received
593488	Fleet Card	Rubbish Truck - Volvo FE8 Superior Pak Side Loader - AK16305 (FP1509)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001109	Invoice received
593538	Fleet Card	Mitsubishi Triton GLX-R Dual Cab 4x2 - AK16617 (FP596)	30/11/2025	29.74	327.13	FleetCard Account - P/E 30.11.2025	5005068	Invoice received
593595	Fleet Card	Mitsubishi Triton GLX-R Dual Cab 4x2 - AK16633 (FP575)	30/11/2025	20.43	224.70	FleetCard Account - P/E 30.11.2025	5005319	Invoice received

593603	Fleet Card	Subaru Impreza i Hatch - AK053 (FP2030)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001242	Invoice received
593629	Fleet Card	Toyota Landcruiser SES Troop Carrier - 1EMW805 (P626)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001139	Invoice received
593710	Fleet Card	Isuzu MU-X LS-M 4x4 - AK16605 (FP497)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5004585	Invoice received
593728	Fleet Card	Toyota Landcruiser Light Tanker MK70 4x4 (DFES) - 1HTN967 (FP606)	30/11/2025	28.68	315.49	FleetCard Account - P/E 30.11.2025	5005083	Invoice received
593751	Fleet Card	Subaru Forester i AWD - AK16594 (FP657)	30/11/2025	8.41	92.51	FleetCard Account - P/E 30.11.2025	5005029	Invoice received
593769	Fleet Card	Subaru Forester i AWD - AK16591 (FP604)	30/11/2025	19.78	217.61	FleetCard Account - P/E 30.11.2025	5004717	Invoice received
593884	Fleet Card	Subaru Forester i-L AWD Wagon - AK16560 (P2041)	30/11/2025	24.80	272.75	FleetCard Account - P/E 30.11.2025	5001253	Invoice received
593918	Fleet Card	Isuzu NPS AMT 75/155 Crew Cab - SES General Rescue / Storm Truck (DFES) - AK060 (FP647)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5000137	Invoice received
593926	Fleet Card	Mitsubishi Triton GLX+ Club Cab 4x4 - AK16634 (FP510)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5005075	Invoice received
593959	Fleet Card	Mitsubishi Triton GLX+ Dual Cab 4x4 - AK16616 (FP565)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5005272	Invoice received
815295	Fleet Card	Volkswagen Caddy Cargo TSI220 Van - AK16689 (FP672)	30/11/2025	18.98	208.75	FleetCard Account - P/E 30.11.2025	5005192	Invoice received
915749	Fleet Card	Toyota Hiace SES Commuter Bus - 15SES (P628)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001140	Invoice received
123731	Fleet Card	BYD ATTO 3 Extended EV SUV - AK16657 (FP682)	30/11/2025	7.97	87.69	FleetCard Account - P/E 30.11.2025	5005821	Invoice received
124010	Fleet Card	BYD Seal Dynamic EV Sedan - AK16659 (FP683)	30/11/2025	9.59	105.50	FleetCard Account - P/E 30.11.2025	5005823	Invoice received
289870	Fleet Card	Mitsubishi Triton GLX-R Dual Cab 4x2 - AK16629 (FP582)	30/11/2025	21.17	232.82	FleetCard Account - P/E 30.11.2025	5005073	Invoice received
357016	Fleet Card	Rubbish Truck - Dennis Eagle Elite 2 with Superior Pak Body - AK16062 (FP536)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001688	Invoice received
357024	Fleet Card	Rubbish Truck - Dennis Eagle Elite 2 with Superior Pak Body - AK16065 (FP534)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001685	Invoice received
357313	Fleet Card	Rubbish Truck - Dennis Eagle Elite 2 with Superior Pak Body - AK16063 (FP537)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001692	Invoice received
357412	Fleet Card	Rubbish Truck - Dennis Eagle Elite 2 with Superior Pak Body - AK16066 (FP535)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5001686	Invoice received
358121	Fleet Card	Rubbish Truck - Dennis Eagle Elite 2 with Superior Pak Body - AK16663 (FP620)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5004587	Invoice received

358840	Fleet Card	Rubbish Truck - Dennis Eagle Elite 2 with Superior Pak Body - AK16664 (FP621)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5004588	Invoice received
358857	Fleet Card	Rubbish Truck - Dennis Eagle Elite 2 with Superior Pak Body - AK16662 (FP617)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5004586	Invoice received
630214	Fleet Card	Mitsubishi ASX LS SUV 2WD - AK16691 (FP660)	30/11/2025	8.02	88.19	FleetCard Account - P/E 30.11.2025	5005041	Invoice received
641385	Fleet Card	Isuzu FTS 150/260 4x4 Crew Cab (DFES) AK061 (FP638)	30/11/2025	64.03	704.32	FleetCard Account - P/E 30.11.2025	5000146	Invoice received
895015	Fleet Card	Hyundai IONIQ 5 Dynamic 2WD 84KWH - AK16749 (FP703)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5006168	Invoice received
944284	Fleet Card	Mitsubishi ASX LS SUV 2WD - AK16690 (FP661)	30/11/2025	27.56	303.19	FleetCard Account - P/E 30.11.2025	5005062	Invoice received
944904	Fleet Card	Mitsubishi ASX LS SUV 2WD - AK16697 (FP663)	30/11/2025	18.26	200.90	FleetCard Account - P/E 30.11.2025	5005092	Invoice received
951198	Fleet Card	Mitsubishi ASX LS SUV 2WD - AK16698 (FP666)	30/11/2025	23.35	256.86	FleetCard Account - P/E 30.11.2025	5005121	Invoice received
954903	Fleet Card	Mitsubishi ASX LS SUV 2WD - AK16700 (FP664)	30/11/2025	38.03	418.31	FleetCard Account - P/E 30.11.2025	5005108	Invoice received
18302	Fleet Card	Isuzu D-Max LS-M Dual Cab 4x4 - AK16668 (FP624)	30/11/2025	11.11	122.19	FleetCard Account - P/E 30.11.2025	5004766	Invoice received
25919	Fleet Card	Isuzu D-Max SX Dual Cab Chassis 4x4 - AK16725 (FP697)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5005976	Invoice received
153109	Fleet Card	Toyota Corolla Ascent Hybrid Hatch (Leased) - AK16060 (FP588)	30/11/2025	12.93	142.26	FleetCard Account - P/E 30.11.2025	5004662	Invoice received
351521	Fleet Card	Subaru Forrester i AWD - AK16592 (FP603)	30/11/2025	32.67	359.33	FleetCard Account - P/E 30.11.2025	5004797	Invoice received
352230	Fleet Card	Isuzu D-Max SX Dual Cab Chassis 4x4 (Leased) - AK16726 (FP692)	30/11/2025	10.69	117.63	FleetCard Account - P/E 30.11.2025	5005828	Invoice received
778038	Fleet Card	Mazda CX8 G25 Sport SUV FWD (FP656) - AK9795	30/11/2025	10.31	113.45	FleetCard Account - P/E 30.11.2025	5004994	Invoice received
892946	Fleet Card	Toyota Landcruiser V8 Light Tanker Fire Unit - AK15897 (FP623)	30/11/2025	11.05	121.50	FleetCard Account - P/E 30.11.2025	5000124	Invoice received
959745	Fleet Card	BYD ATTO 3 Extended EV SUV - AK16658 (FP681)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5005822	Invoice received
69536	Fleet Card	Mitsubishi ASX LS SUV 2WD - AK16686 (FP667)	30/11/2025	14.25	156.75	FleetCard Account - P/E 30.11.2025	5005132	Invoice received
70138	Fleet Card	Mitsubishi ASX LS SUV 2WD - AK16685 (FP662)	30/11/2025	16.94	186.29	FleetCard Account - P/E 30.11.2025	5005087	Invoice received
358509	Fleet Card	Toyota Fortuner GXL - 1IME445 (FP702)	30/11/2025	45.76	503.39	FleetCard Account - P/E 30.11.2025	5006563	Invoice received
207986	Fleet Card	Isuzu D-Max SX Space Cab 4x4 with Ranger POD - AK16729 (FP684)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5005437	Invoice received
211129	Fleet Card	Isuzu D-Max SX Dual Cab 4x4 - AK16730 (FP705)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5006817	Invoice received
494469	Fleet Card	Isuzu D-Max SX Dual Cab 4x4 with POD - AK16731 (FP706)	30/11/2025	0.20	2.19	FleetCard Account - P/E 30.11.2025	5006404	Invoice received



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**CITY OF ARMADALE**  
**MONTHLY FINANCIAL REPORT**  
(Containing the required statement of financial activity and statement of financial position)  
**For the period ended 30 November 2025**

***LOCAL GOVERNMENT ACT 1995***  
***LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996***

**TABLE OF CONTENTS**

Statement of Financial Activity	2
Statement of Financial Position	3
Note 1     Basis of Preparation	4
Note 2     Statement of Financial Activity Information	5
Note 3     Explanation of Material Variances	6
Note 4     Cash and Financial Assets	7 - 8
Note 5     Reserve Accounts	9
Note 6     Capital Acquisitions	10
Note 7     Receivables	11 - 12
Note 8     Other Current Assets	13
Note 9     Rates Revenue	14
Note 10    Borrowings	15
Note 11    Lease Liabilities	16
Note 12    Other Current Liabilities	17
Note 13    Grants, Subsidies and Contributions	18
Note 14    Capital Grants, Subsidies and Contributions	19
Note 15    Trust Fund	20

**CITY OF ARMADALE**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2025**

	Note	Amended Budget (a)	YTD Budget (b)	YTD Actual (c)	Variance* \$ (c) - (b)	Var.
		\$	\$	\$	\$	
<b>OPERATING ACTIVITIES</b>						
<b>Revenue from operating activities</b>						
General rates	9	96,265,165	95,500,365	95,229,385	(270,980)	▼
Grants, subsidies and contributions	13	7,039,460	2,819,281	3,230,954	411,673	▲
Fees and charges		37,677,901	25,481,712	30,403,015	4,921,303	▲
Interest revenue		6,667,156	2,778,000	3,639,082	861,082	▲
Other revenue		671,991	279,966	218,708	(61,258)	
Profit on asset disposals		100,118	31,258	0	(31,258)	
		<b>148,421,791</b>	<b>126,890,582</b>	<b>132,721,144</b>	<b>5,830,562</b>	
<b>Expenditure from operating activities</b>						
Employee costs		(59,846,230)	(26,906,604)	(27,685,720)	(779,116)	▲
Materials and contracts		(66,627,421)	(24,493,039)	(20,946,077)	3,546,962	▼
Utility charges		(5,309,844)	(2,212,500)	(1,674,793)	537,707	▼
Depreciation		(30,501,843)	(13,114,276)	(13,131,645)	(17,369)	
Finance costs		(1,598,971)	(814,950)	(866,229)	(51,279)	
Insurance		(1,568,594)	(1,145,783)	(1,324,795)	(179,012)	▲
Other expenditure		(1,849,427)	(670,612)	(579,497)	91,115	
Loss on asset disposals		(1,142,838)	(211,645)	0	211,645	▲
		<b>(168,445,168)</b>	<b>(69,569,409)</b>	<b>(66,208,756)</b>	<b>3,360,653</b>	
Non cash amounts excluded from operating activities	2(c)	31,544,563	12,819,476	14,187,174	1,367,698	▲
<b>Amount attributable to operating activities</b>		<b>11,521,186</b>	<b>70,140,649</b>	<b>80,699,562</b>	<b>10,558,913</b>	
<b>INVESTING ACTIVITIES</b>						
<b>Inflows from investing activities</b>						
Proceeds from capital grants, subsidies and contributions	14	44,421,600	18,705,447	782,130	(17,923,317)	▼
Developer contribution plans - gifted assets		28,000,000	0	0	0	
Developer contribution plans - contribution recognised	14	15,885,900	843,817	33,783	(810,034)	▼
Proceeds from disposal of assets		1,921,300	141,525	0	(141,525)	▼
		<b>90,228,800</b>	<b>19,690,789</b>	<b>815,913</b>	<b>(18,874,876)</b>	
<b>Outflows from investing activities</b>						
Right of use assets recognised	11	(3,199,700)	0	(54,886)	(54,886)	
Acquisition of property, plant and equipment	6	(62,581,100)	(26,511,735)	(3,795,453)	22,716,282	▼
Acquisition of infrastructure	6	(49,754,400)	(13,153,745)	(1,065,436)	12,088,309	▼
Acquisition of infrastructure - gifted assets		(28,000,000)	0	0	0	
		<b>(143,535,200)</b>	<b>(39,665,480)</b>	<b>(4,915,775)</b>	<b>34,749,705</b>	
Non-cash amounts excluded from investing activities	2(d)	11,865,524	4,943,968	6,195,208	1,251,240	▲
<b>Amount attributable to investing activities</b>		<b>(41,440,876)</b>	<b>(15,030,723)</b>	<b>2,095,346</b>	<b>17,126,069</b>	
<b>FINANCING ACTIVITIES</b>						
<b>Inflows from financing activities</b>						
Leases liabilities recognised		3,199,700	1,066,567	54,886	(1,011,681)	▼
Proceeds from new borrowings	10	14,744,000	0	0	0	
Transfer from reserves	5	27,481,267	0	739,265	739,265	
		<b>45,424,967</b>	<b>1,066,567</b>	<b>794,151</b>	<b>(272,416)</b>	
<b>Outflows from financing activities</b>						
Payments for principal portion of lease liabilities		(1,034,720)	(464,198)	(464,198)	0	
Repayment of borrowings	10	(4,098,306)	0	0	0	
Transfer to reserves		(24,467,915)	0	(18,473,488)	(18,473,488)	▲
		<b>(29,600,941)</b>	<b>(464,198)</b>	<b>(18,937,685)</b>	<b>(18,473,488)</b>	
Non-cash amounts excluded from financing activities	2(e)	(3,199,700)	(1,066,567)	(54,886)	1,011,681	▲
<b>Amount attributable to financing activities</b>		<b>12,624,326</b>	<b>(464,198)</b>	<b>(18,198,420)</b>	<b>(17,734,223)</b>	
<b>MOVEMENT IN SURPLUS OR DEFICIT</b>						
<b>Surplus or deficit at the start of the financial year</b>	2(a)	17,295,364	17,295,364	17,642,247	346,883	▲
Amount attributable to operating activities		11,521,186	70,140,649	80,699,562	10,558,913	▲
Amount attributable to investing activities		(41,440,876)	(15,030,723)	2,095,346	17,126,069	▼
Amount attributable to financing activities		12,624,326	(464,198)	(18,198,420)	(17,734,223)	▼
<b>Surplus or deficit after imposition of general rates</b>		<b>0</b>	<b>71,941,092</b>	<b>82,238,735</b>	<b>10,297,643</b>	▼

**KEY INFORMATION**

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.

The material variance adopted by Council for the 2025-26 year is \$100,000.

Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying notes.

**CITY OF ARMADALE  
STATEMENT OF FINANCIAL POSITION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

		<b>Actual 30 June 2025</b>	<b>Actual as at 30 November 2025</b>
		<b>\$</b>	<b>\$</b>
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	20,761,072	62,042,937
Trade and other receivables	7	15,950,033	53,237,278
Other financial assets	4	165,250,739	165,250,739
Inventories	8	117,535	343,013
Contract assets	8	1,668,085	1,573,147
Other assets		2,943,843	1,256,260
<b>TOTAL CURRENT ASSETS</b>		<b>206,691,307</b>	<b>283,703,374</b>
<b>NON-CURRENT ASSETS</b>			
Trade and other receivables		1,149,444	1,080,188
Other financial assets		242,409	242,409
Property, plant and equipment		289,014,164	288,490,704
Infrastructure		1,274,366,746	1,267,474,244
Right-of-use assets		4,253,030	3,790,571
Intangible assets		19,064,382	18,726,932
<b>TOTAL NON-CURRENT ASSETS</b>		<b>1,588,090,175</b>	<b>1,579,805,048</b>
<b>TOTAL ASSETS</b>		<b>1,794,781,482</b>	<b>1,863,508,422</b>
<b>CURRENT LIABILITIES</b>			
Trade and other payables	10	25,561,976	20,243,331
Contract liabilities	12	795,070	6,309,925
Capital grant/contributions liabilities	14	2,284,273	2,909,740
Lease liabilities	11	607,169	197,857
Borrowings	10	4,098,309	4,098,309
Employee related provisions	12	9,530,664	10,153,487
Other provisions	12	15,919,444	15,919,444
<b>TOTAL CURRENT LIABILITIES</b>		<b>58,796,905</b>	<b>59,832,093</b>
<b>NON-CURRENT LIABILITIES</b>			
Contract liabilities		49,797,823	50,161,273
Lease liabilities	11	3,710,504	3,710,504
Borrowings	10	37,349,408	37,349,408
Employee related provisions		464,861	464,861
Other provisions		7,439,606	7,439,606
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>98,762,202</b>	<b>99,125,652</b>
<b>TOTAL LIABILITIES</b>		<b>157,559,107</b>	<b>158,957,745</b>
<b>NET ASSETS</b>		<b>1,637,222,375</b>	<b>1,704,550,677</b>
<b>EQUITY</b>			
Retained surplus		284,215,862	333,809,942
Reserve accounts	5	159,120,864	176,855,086
Revaluation surplus		1,193,885,649	1,193,885,649
<b>TOTAL EQUITY</b>		<b>1,637,222,375</b>	<b>1,704,550,677</b>

This statement is to be read in conjunction with the accompanying notes.

**CITY OF ARMADALE**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES**

**BASIS OF PREPARATION**

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

**Local Government Act 1995 requirements**

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the City to measure any vested improvements at zero cost.

*Local Government (Financial Management) Regulations 1996*, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

**PREPARATION TIMING AND REVIEW**

Date prepared: All known transactions up to 08 December 2025

**THE LOCAL GOVERNMENT REPORTING ENTITY**

All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

**MATERIAL ACCOUNTING POLICIES**

Material accounting policies utilised in the preparation of these statements are as described within the 2024-25 Annual Budget. Please refer to the adopted budget document for details of these policies.

**Critical accounting estimates and judgements**

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment
  - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Assets held for sale
- Investment property
- Estimated useful life of intangible assets
- Measurement of employee benefits
- Measurement of provisions
- Estimation uncertainties and judgements made in relation to lease accounting

**CITY OF ARMADALE**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2025**

4

**2 NET CURRENT ASSETS INFORMATION**

**(a) Net current assets used in the Statement of Financial Activity**

		Adopted Budget 30 June 2026	Actual as at 30 June 2025	Actual as at 30 Nov 2025
Note				
	<b>Current assets</b>	\$	\$	\$
	Cash and cash equivalents	23,232,813	20,761,072	62,042,937
	Trade and other receivables	15,928,345	15,950,033	53,237,278
	Other financial assets	165,250,739	165,250,739	165,250,739
	Inventories	117,532	117,535	343,013
	Contract assets	1,378,350	1,668,085	1,573,147
	Other assets	4,352,137	2,943,843	1,256,260
		210,259,916	206,691,307	283,703,374
	<b>Less: current liabilities</b>			
	Trade and other payables	(20,456,128)	(25,561,976)	(20,243,331)
	Contract liabilities	(9,718,071)	(795,070)	(6,309,925)
	Capital grant / contribution liability	(2,808,825)	(2,284,273)	(2,909,740)
	Lease liabilities	(277,123)	(607,169)	(197,857)
	Borrowings	(4,040,864)	(4,098,309)	(4,098,309)
	Employee related provisions	(9,255,116)	(9,530,664)	(10,153,487)
	Rehabilitation provision	(10,844,518)	(15,919,444)	(15,919,444)
		(57,400,645)	(58,796,905)	(59,832,093)
	Net current assets	152,859,271	147,894,402	223,871,281
	Less: Total adjustments to net current assets	(152,859,271)	(130,252,155)	(141,632,545)
	<b>Closing funding surplus / (deficit)</b>	<b>0</b>	<b>17,642,247</b>	<b>82,238,736</b>

**(b) Current assets and liabilities excluded from budgeted deficiency**

	<b>Adjustments to net current assets</b>			
	Less: Reserve accounts	(165,304,765)	(159,120,864)	(176,855,087)
	Less: Unspent Loan funds	0	(4,382,806)	(4,382,806)
	Movement in Expected Credit Loss on Sundry Receivables		16,586	16,586
	- Current portion of lease liabilities	0	607,169	197,857
	- Current portion of borrowings	4,040,864	4,098,309	4,098,309
	- Current portion of contract liability held in reserve	277,123	795,070	6,309,925
	- Current portion of unspent capital grants held in reserve	8,127,507	2,284,273	2,909,740
	- Current portion of other provisions held in reserve	0	15,919,444	15,919,444
	- Current portion of employee benefit provisions held in reserve	0	9,530,664	10,153,487
	<b>Total adjustments to net current assets</b>	<b>(152,859,271)</b>	<b>(130,252,155)</b>	<b>(141,632,545)</b>

**(c) Non-cash amounts excluded from operating activities**

	Amended Budget Estimates 30 June 2026	YTD Budget Estimates 30 November 2025	YTD Actual 30 November 2025
	\$	\$	\$
	<b>Adjustments to operating activities</b>		
	Less: Profit on asset disposals	(100,118)	(210,360)
	Less: Movement in liabilities associated with restricted cash	(8,665,825)	0
	Add: Loss on asset disposals	1,142,838	415,560
	Add: Depreciation	30,501,843	12,614,276
	Movement in current contract liabilities associated with restricted cash	8,665,825	0
	- Pensioner deferred rates	0	0
	- Employee provisions	0	0
	<b>Total non-cash amounts excluded from operating activities</b>	<b>31,544,563</b>	<b>12,819,476</b>

**(d) Non-cash amounts excluded from investing activities**

	<b>Adjustments to investing activities</b>		
	Right of use assets received	3,199,700	0
	Movement in current unspent capital grants associated with restricted cash	8,665,824	3,610,760
	<b>Total non-cash amounts excluded from investing activities</b>	<b>11,865,524</b>	<b>3,610,760</b>

**(e) Non-cash amounts excluded from financing activities**

	<b>Adjustments to financing activities</b>		
	Non cash proceeds from new leases	(3,199,700)	0
	<b>Total non-cash amounts excluded from financing activities</b>	<b>(3,199,700)</b>	<b>0</b>

**CURRENT AND NON-CURRENT CLASSIFICATION**

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

**CITY OF ARMADALE**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**3 EXPLANATION OF MATERIAL VARIANCES**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.  
The material variance adopted by Council for the 2025-26 year is \$100,000

Description	Var. \$ \$	Var. % %	
<b>Revenue from operating activities</b>			
<b>General rates</b>			
Timing- Pending Interim rates Strike for December 2025, (appx. \$150 - \$200k)	(270,980)	(0.28%)	▼
		Timing	
<b>Grants, subsidies and contributions</b>	411,673	14.60%	▲
Timing in receipt of various operating grants, see note 13		Timing	
<b>Interest revenue</b>	861,082	31.00%	▲
Timing - Interest received higher than YTD budget; higher cash balances		Timing	
<b>Fees and charges</b>	4,921,303	19.31%	▲
Higher development fees (planning, building, subdivisions); and recreation fees. Budget phasing also being reviewed.		Timing	
<b>Expenditure from operating activities</b>			
<b>Employee costs</b>	(779,116)	(2.90%)	▲
Some associated with Projects, budgeted as Materials/Contracts. Detailed review planned mid year		Timing	
<b>Materials and contracts</b>	3,546,962	14.48%	▼
Underspends in Waste Services and Environment & Sustainability services. Detailed review planned mid year, to review budget phasing and project delivery.		Timing	
<b>Utility charges</b>	537,707	24.30%	▼
Timing of payment for street lighting and receipt of invoices for water and electricity for various POS and properties		Timing	
<b>Insurance</b>	(179,012)	(15.62%)	▲
Timing of payment of the insurance 2nd instalment invoice due by December.		Timing	
<b>Loss on asset disposals</b>	211,645	100.00%	▲
Timing - phasing of budget YTD against actual disposals and write offs.			
<b>Inflows from investing activities</b>			
<b>Proceeds from capital grants, subsidies and contributions</b>	(17,923,317)	(95.82%)	▼
Timing issue, most capital grants are yet to be received for the 25/26 year capital projects. Capital Projects to be reviewed for delivery timeframes in the mid year review. See also Note 14.		Timing	
<b>Proceeds from disposal of assets</b>	(141,525)	(100.00%)	▼
Timing - phasing of budget YTD against actual disposals.			
<b>Outflows from investing activities</b>			
<b>Acquisition of property, plant and equipment</b>	22,716,282	85.68%	▼
Timing- Capital Projects to be reviewed for delivery timeframes in the mid year review.		Timing	
<b>Acquisition of infrastructure</b>	12,088,309	91.90%	▼
Timing- Capital Projects to be reviewed for delivery timeframes in the mid year review.		Timing	
<b>Transfer to reserves</b>	(18,473,488)	0.00%	▲
Variance due to budget phasing. Expected to finish the year on target		Timing	



CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

4(a) CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted \$	Reserve Accounts \$	Total \$	Trust \$	Forecast Interest \$	Institution	Interest Rate	Maturity Date
Term Deposits - Municipal Funds	Financial assets at amortised cost								
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	64,973	Bank of QLD	4.25%	Apr 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	5,000,000	5,000,000	0	108,288	Bank of QLD	4.25%	Apr 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,000,000	2,000,000	0	43,082	SUNCORP	4.32%	Apr 2026
Term Deposit - Trust	Financial assets at amortised cost	0	0	1,200,000	1,200,000	25,849	SUNCORP	4.16%	Apr 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,000,000	2,000,000	0	41,486	CBA	4.16%	Apr 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	5,000,000	5,000,000	0	103,715	CBA	4.16%	Apr 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,000,000	2,000,000	0	41,614	BENDIGO BANK	4.15%	Apr 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,000,000	2,000,000	0	41,614	BENDIGO BANK	4.15%	Apr 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	62,827	SUNCORP	4.20%	Apr 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	62,421	BENDIGO BANK	4.15%	Apr 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	61,668	NAB	4.10%	Apr 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	61,668	NAB	4.10%	Apr 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,617,224	2,617,224	0	54,550	Bank of QLD	4.18%	Apr 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,000,000	2,000,000	0	41,685	Bank of QLD	4.18%	Apr 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	5,000,000	5,000,000	0	101,658	CBA	4.10%	Apr 2026
Term Deposit - Municipal	Financial assets at amortised cost	3,000,000	0	3,000,000	0	31,456	WESTPAC	4.16%	Feb 2026
Term Deposit - Municipal	Financial assets at amortised cost	3,000,000	0	3,000,000	0	31,456	WESTPAC	4.16%	Feb 2026
Term Deposit - Municipal	Financial assets at amortised cost	3,000,000	0	3,000,000	0	31,456	WESTPAC	4.16%	Feb 2026
Term Deposit - Municipal	Financial assets at amortised cost	2,590,034	0	2,590,034	0	31,456	WESTPAC	4.16%	Feb 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	1,000,000	1,000,000	0	20,195	IMB	4.05%	May 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	1,500,000	1,500,000	0	31,210	NAB	4.15%	May 2026
Term Deposit - Trust	Financial assets at amortised cost	0	0	1,400,000	1,400,000	29,130	NAB	4.15%	May 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,500,000	2,500,000	0	52,979	BENDIGO BANK	4.25%	May 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,165,151	2,165,151	0	45,417	WESTPAC	4.41%	May 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,000,000	2,000,000	0	42,151	BENDIGO BANK	4.35%	May 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	4,000,000	4,000,000	0	85,293	Bank of QLD	4.45%	May 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,000,000	2,000,000	0	41,159	NAB	4.25%	May 2026
Term Deposit - Trust	Financial assets at amortised cost	0	0	2,000,000	2,000,000	41,159	NAB	4.15%	May 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,000,000	2,000,000	0	41,159	NAB	4.25%	May 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,000,000	2,000,000	0	41,159	NAB	4.25%	May 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	1,447,200	1,447,200	0	29,658	CBA	4.11%	Dec 2025
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	61,032	CBA	4.08%	Dec 2025
Term Deposit - Reserve	Financial assets at amortised cost	0	3,072,301	3,072,301	0	61,306	CBA	3.98%	Dec 2025
Term Deposit - Reserve	Financial assets at amortised cost	0	3,072,301	3,072,301	0	61,306	CBA	3.98%	Dec 2025
Term Deposit - Reserve	Financial assets at amortised cost	0	5,120,501	5,120,501	0	102,177	CBA	3.98%	Dec 2025
Term Deposit - Municipal	Financial assets at amortised cost	3,000,000	0	3,000,000	0	30,329	NAB	4.10%	Dec 2025
Term Deposit - Municipal	Financial assets at amortised cost	3,000,000	0	3,000,000	0	30,329	NAB	4.10%	Dec 2025
Term Deposit - Municipal	Financial assets at amortised cost	3,000,000	0	3,000,000	0	30,329	NAB	4.10%	Dec 2025
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	61,930	SUNCORP	4.14%	Jan 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	63,367	CBA	4.19%	Jan 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	1,690,000	1,690,000	0	34,297	SUNCORP	4.07%	Jan 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,021,000	2,021,000	0	41,032	SUNCORP	4.14%	Jan 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,000,000	2,000,000	0	41,087	CBA	4.12%	Feb 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	63,173	NAB	4.20%	Feb 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,000,000	2,000,000	0	41,112	NAB	4.10%	Feb 2026
Term Deposit - Municipal	Financial assets at amortised cost	3,000,000	0	3,000,000	0	61,668	NAB	4.10%	Mar 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	60,584	IMB	4.05%	Mar 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,329,000	2,329,000	0	47,381	SUNCORP	4.08%	Mar 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	60,697	SUNCORP	4.08%	Mar 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,000,000	2,000,000	0	41,386	NAB	4.15%	Mar 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	62,079	NAB	4.15%	Mar 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	60,251	BENDIGO BANK	4.05%	Mar 2026
Term Deposit - Municipal	Financial assets at amortised cost	3,000,000	0	3,000,000	0	62,482	Bank of QLD	4.20%	Mar 2026
Term Deposit - Municipal	Financial assets at amortised cost	3,000,000	0	3,000,000	0	60,995	CBA	4.10%	Mar 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	2,000,000	2,000,000	0	41,386	Bank of QLD	4.15%	Mar 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	5,126,027	5,126,027	0	104,220	BENDIGO BANK	4.10%	Mar 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	5,000,000	5,000,000	0	98,753	IMB	4.05%	Mar 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	62,185	SUNCORP	4.18%	Mar 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	62,185	SUNCORP	4.18%	Mar 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	3,000,000	3,000,000	0	62,185	SUNCORP	4.18%	Mar 2026
Term Deposit - Reserve	Financial assets at amortised cost	0	4,000,000	4,000,000	0	82,913	SUNCORP	4.18%	Mar 2026
Pending transfer from Reserve	Financial assets at amortised cost	(21,277,089)	21,277,089						
Cash and Cash equivalents		(8,857,742)	8,857,742						
Funds - Trust	Cash and cash equivalents	0	0	1,287,323	1,287,323		CBA		
Funds - Reserve	Cash and cash equivalents	0	11,027,901	11,027,901	0		CBA		
Funds - Muni Account	Cash and cash equivalents	50,998,175	0	50,998,175	0		CBA	0.00%	NA
<b>Total</b>		<b>50,453,379</b>	<b>176,823,438</b>	<b>233,164,140</b>	<b>5,887,323</b>				
<b>Comprising</b>									
Cash and cash equivalents		42,140,433	19,885,644	63,313,401	1,287,323				
Financial assets at amortised cost - Term Deposits		8,312,945	156,937,794	169,850,739	4,600,000				
		<b>50,453,379</b>	<b>176,823,438</b>	<b>233,164,140</b>	<b>5,887,323</b>				

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

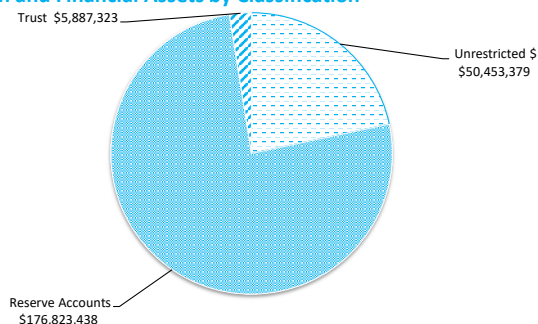
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 8 - Other assets.

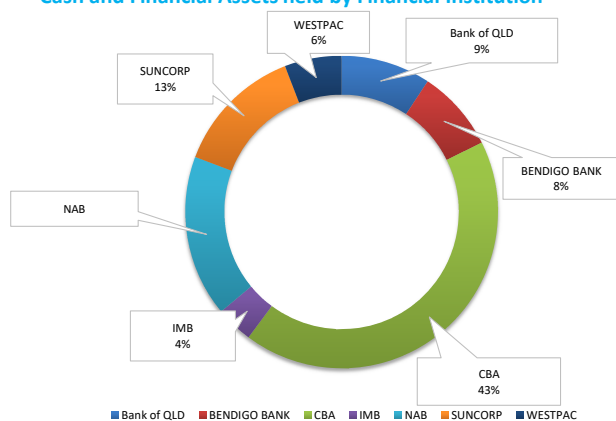
CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

4 (a) CASH AND FINANCIAL ASSETS ( Cont'd)

Cash and Financial Assets by Classification



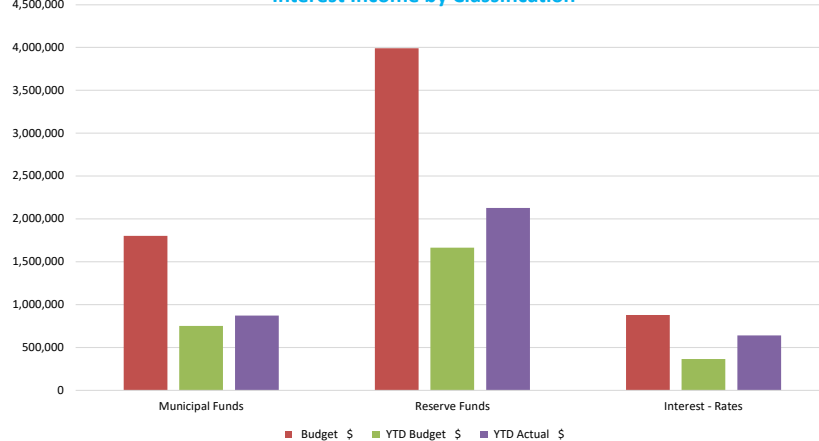
Cash and Financial Assets held by Financial Institution



4 (b) INTEREST INCOME

Description	Budget	YTD Budget	YTD Actual	Variance	Variance
	\$	\$	\$	\$	%
Municipal Funds	1,800,000	750,000	872,543	122,543	16.34%
Reserve Funds	3,990,700	1,662,800	2,125,479	462,679	27.83%
<b>Total Investment Interest</b>	<b>5,790,700</b>	<b>2,412,800</b>	<b>2,998,022</b>	<b>585,222</b>	<b>24.25%</b>
Interest - Rates	876,456	365,200	641,061	275,861	75.54%
<b>Total Interest Income</b>	<b>6,667,156</b>	<b>2,778,000</b>	<b>3,639,082</b>	<b>861,082</b>	<b>31.00%</b>

Interest Income by Classification



CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

5 RESERVE ACCOUNTS

Reserve account name	Budget					Actual				
	Opening Balance	Interest Earned	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Interest Earned	Transfers In (+)	Transfers Out (-)	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Reserve accounts restricted by legislation</b>										
Anstey Keane - DCP	17,088,529	850,700	3,460,500	(249,676)	21,150,053	18,567,063	326,819	3,013,920	(39,505)	21,868,297
North Forrestdale DCP 3	30,316,754	1,024,400	4,085,000	(505,100)	34,921,054	32,025,829	523,241	2,579,786	(39,347)	35,089,513
North Forrestdale SAR Asset Renewal	3,347,772	139,300	0	0	3,487,072	3,354,279	53,428	0	0	3,407,707
Specified Area A - Armadale Town Centre	0	0	136,235	(136,235)	0	56,495	900	0	0	57,395
Specified Area B - Kelmscott Town Centre	0	100	77,078	(77,178)	0	33,544	534	0	0	34,078
Specified Area C - Kelmscott Industrial Area	0	0	22,585	(22,585)	0	9,530	152	0	0	9,682
Specified Area D - South Armadale Industrial Area	0	0	25,796	(25,796)	0	10,938	174	0	0	11,112
Specified Area F - Harrisdale/Piara Waters	0	0	343,952	(343,952)	0	0	0	0	0	0
Specified Area G - Champion Lakes	0	0	15,022	(15,022)	0	0	(0)	0	0	0
	50,753,055	2,014,500	8,166,168	(1,375,544)	59,558,179	54,057,678	905,248	5,593,707	(78,852)	60,477,583
<b>Reserve accounts restricted by Council</b>										
Asset Renewal	23,708,575	637,300	8,181,547	(3,985,400)	28,542,022	18,797,915	298,889	8,181,547	(323,143)	26,955,228
Champion Lakes SAR Asset Renewal	190,489	8,600	0	0	199,089	190,858	3,040	0	0	193,898
City Centre Activation	259,891	3,700	0	0	263,591	260,052	4,142	0	0	264,194
Civic Precinct	4,190,833	189,000	500,000	0	4,879,833	4,213,762	67,118	500,000	0	4,780,880
Community Art	116,880	5,200	0	0	122,080	117,107	1,865	0	0	118,972
Computer Systems Technologies	2,404,369	63,800	0	(828,120)	1,640,049	2,417,842	38,512	0	0	2,456,354
Crossover Contributions	70,254	3,200	0	0	73,454	70,390	1,121	0	0	71,511
Covid-19 Response and Recovery	110,460	4,800	0	0	115,260	114,246	1,820	0	0	116,066
Emergency Management	260,235	11,700	0	0	271,935	260,740	4,153	0	0	264,893
Employee Provisions	9,873,448	403,600	0	0	10,277,048	9,892,612	157,573	0	0	10,050,185
Events Reserve Fund	50,466	2,300	0	0	52,766	50,564	805	0	0	51,369
Freehold Sales Capital Works	47,161	2,400	0	0	49,561	47,253	753	0	0	48,006
Future Community Facilities	226,190	26,500	0	0	252,690	592,625	9,440	0	0	602,065
Future Project Funding	17,452,325	595,505	0	(4,275,000)	13,772,830	16,679,956	264,298	0	(8,619)	16,935,715
Future Recreation Facilities	3,352,476	23,000	0	0	3,375,476	3,294,084	40,619	0	(189,640)	3,145,063
History of the District	42,692	1,900	0	0	44,592	42,775	681	0	0	43,456
Infrastructure Project Contribution	695,638	10,300	0	0	705,938	697,009	11,102	0	0	708,111
Land Acquisition	540,757	24,300	0	0	565,057	541,807	8,630	0	0	550,437
Mobile Bin Program	2,300,403	103,300	0	0	2,403,703	2,304,868	36,713	0	0	2,341,581
Perth Hills Tourism Alliance	52,674	2,400	0	0	55,074	52,776	841	0	0	53,617
Plant and Machinery	6,623,038	257,600	0	(2,314,900)	4,565,738	6,321,732	99,978	0	(139,011)	6,282,699
Revolving Energy	736,680	33,200	88,000	0	857,880	563,789	8,980	88,000	0	660,769
Strategic Asset Investments	811,023	36,400	0	0	847,423	812,598	12,943	0	0	825,541
Waste Management	28,567,902	1,081,400	0	(5,386,100)	24,263,202	30,700,692	488,957	0	0	31,189,649
Workers Compensation	410,841	18,200	0	0	429,041	411,638	6,557	0	0	418,195
Wungong River Project	1,048,102	47,100	0	(382,603)	712,599	753,737	12,006	0	0	765,743
Works Contributions	744,048	33,400	0	0	777,448	745,492	11,874	0	0	757,366
Public Art Contributions	58,377	2,100	0	0	60,477	58,469	1,199	100,000	0	159,668
DevelopmentWA Public Art Contribution	179,411	8,100	0	0	187,511	179,759	2,863	0	0	182,622
Forrestdale Business Park East	798,789	35,900	0	0	834,689	800,340	12,748	0	0	813,088
Project Funds Rolled Over	2,380,894	73,600	0	0	2,454,494	2,431,528	39,776	0	0	2,471,304
Street Tree Contribution	16,579	800	0	0	17,379	16,611	265	0	0	16,876
Kelmscott – Landscaping, Public Art and Bin Maintenance	104,726	1,200	0	0	105,926	97,412	1,552	0	0	98,964
Public Open Space - Cash in Lieu - Camillo No. 64	185,536	7,900	0	0	193,436	185,894	2,961	0	0	188,855
Public Open Space - Regional Recreation Infrastructure	79,515	0	0	0	79,515	79,669	1,269	0	0	80,934
Carbon Reserve	264,585	0	88,195	0	352,780	264,585	4,214	88,195	0	356,994
Wirra Willa Project	0	0	345,000	0	345,000	0	2,821	345,000	0	347,821
Urban Forrest Strategy	0	0	1,000,000	0	1,000,000	0	8,711	1,000,000	0	1,008,711
	108,956,262	3,759,705	10,202,742	(17,172,123)	105,746,586	105,063,186	1,671,791	10,302,742	(660,413)	116,377,906
	159,709,317	5,774,205	18,368,910	(18,547,667)	165,304,765	159,120,864	2,577,039	15,896,449	(739,265)	176,855,083

Sub Reserve Notes

Future Projects Funding Reserve includes provision for;

Central Park Construction	3,500,000
Hilbert District Community Centre Design	600,000
Gwynne Park Pavillion	775,000
Kelmscott Public Realm Strategy Implementation	500,000
	<b>5,375,000</b>

Projects Rolled Over Reserve includes provision for;

Railway Ave (Ryland to Bray)	745,000
Optic Fibre to Depot	163,000
Local Planning Strategy	128,000
Kelmscott District Centre Structure Plan	132,000
Kelmscott Public Realm Strategy	40,000
ProMapp Program	110,000
	<b>1,318,000</b>

CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

INVESTING ACTIVITIES

6 CAPITAL ACQUISITIONS

Capital acquisitions	Amended Budget \$	YTD Budget \$	YTD Actual \$	YTD YTD Variance \$
Buildings	53,130,000	23,072,875	3,542,122	(19,530,753)
Furniture and equipment	1,165,800	183,615	27,302	(156,313)
Plant and equipment	8,723,100	3,580,760	226,029	(3,354,731)
Art Works	100,000	41,665	0	(41,665)
<b>Acquisition of property, plant and equipment</b>	<b>63,118,900</b>	<b>27,011,735</b>	<b>3,795,453</b>	<b>(23,216,282)</b>
Infrastructure - roads	20,199,500	7,289,960	155,247	(7,134,713)
Infrastructure - pathways	814,000	318,920	3,927	(314,993)
Infrastructure - drainage	245,000	102,080	0	(102,080)
Infrastructure - parks and reserves	26,450,600	5,436,740	877,476	(4,559,264)
Infrastructure - waste facilities	1,463,000	543,965	28,786	(515,179)
Infrastructure - other	44,500	162,080	0	(162,080)
Infrastructure - gifted assets	28,000,000	0	0	0
<b>Acquisition of infrastructure</b>	<b>77,216,600</b>	<b>13,853,745</b>	<b>1,065,436</b>	<b>(12,788,399)</b>
<b>Total of PPE and Infrastructure</b>	<b>140,335,500</b>	<b>40,865,480</b>	<b>4,860,889</b>	<b>(36,004,591)</b>
Right of use asset - Buildings	2,796,812	0	0	0
Right of use asset - Plant and equipment	402,888	0	54,886	54,886
Right of use asset - Motor vehicles	0	0	(18,670)	(18,670)
<b>Acquisition of right of use assets</b>	<b>3,199,700</b>	<b>0</b>	<b>36,216</b>	<b>36,216</b>
<b>Total capital acquisitions</b>	<b>143,535,200</b>	<b>40,865,480</b>	<b>4,897,105</b>	<b>(35,968,375)</b>
<b>Capital Acquisitions Funded By:</b>				
Capital grants and contributions	60,307,500	18,705,447	782,130	(17,923,317)
Lease liabilities	3,199,700	1,066,567	54,886	(1,011,681)
Borrowings	14,744,000	0	0	0
Other (disposals & C/Fwd)	1,921,300	141,525	0	(141,525)
Gifted asset	28,000,000	0	0	0
<b>Reserve accounts</b>				
Anstey Keane - DCP	0	0	39,505	39,505
North Forrestdale DCP 3	0	0	39,347	39,347
North Forrestdale SAR Asset Renewal	245,500	0	0	0
Asset Renewal	6,897,500	0	323,143	323,143
Future Project Funding	4,275,000	0	8,619	8,619
Future Recreation Facilities	2,742,000	0	0	0
Plant and Machinery	2,804,100	0	139,011	139,011
Waste Management	5,984,500	0	0	0
Project Funds Rolled Over	130,000	0	0	0
Contribution - operations	12,284,100	20,951,941	3,510,464	(17,441,477)
<b>Capital funding total</b>	<b>143,535,200</b>	<b>40,865,480</b>	<b>4,897,105</b>	<b>(35,968,375)</b>

KEY INFORMATION

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the City's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2)*. Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

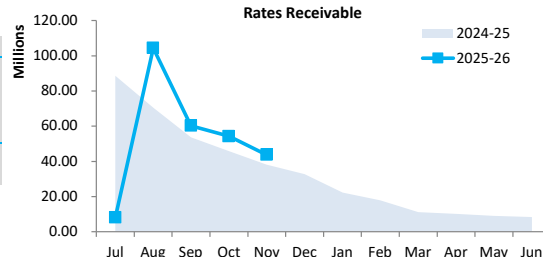
CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

OPERATING ACTIVITIES

7 RECEIVABLES

Rates & charges receivable

	30 Jun 2025	30 Nov 2025
	\$	\$
Opening arrears previous year	8,238,889	8,413,010
Levied this year	90,025,199	95,229,385
Less - collections to date	(89,851,078)	(59,931,071)
<b>Net rates &amp; charges collectable</b>	<b>8,413,010</b>	<b>43,711,324</b>
% Collected	91.4%	57.8%



	30 Jun 2025	30 Nov 2025
	\$	\$
<b>Balance Per Trial Balance</b>	<b>\$</b>	<b>\$</b>
Sundry receivables	4,496,339	2,254,486
GST receivable	760,591	536,943
Employee provision receivable	500,990	500,990
ESL Receivable	723,925	1,529,183
Debtors Control - Sanitation (Rates)	1,074,525	2,032,295
Unclaimed Pensioner Rebate Generated	19,964	2,553,605
Unclaimed ESL Rebate claimed	(11,281)	146,483
<b>Total receivables general outstanding</b>	<b>7,537,023</b>	<b>9,525,954</b>
Amounts shown above include GST (where applicable)		
<b>Trade and Other Receivables</b>	<b>15,950,033</b>	<b>53,237,278</b>

KEY INFORMATION

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment).

The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the City measures them subsequently at amortised cost using the effective interest rate method.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

OPERATING ACTIVITIES

7 (b) RECEIVABLES

	Opening Balance 01 Jul 25 \$	Last Year 2024 30 Nov 24 \$	YTD Actual 2025 30 Nov 25 \$
<b>General Receivables</b>			
Debtors - General	3,878,670	2,473,259	1,807,132
Debtors - Rangers (Legacy)	219,058	208,417	223,082
Debtors - Recreation	6,902	12,166	4,616
Debtors - Libraries	1,430	-	252
Debtors - Fire	38,135	36,820	38,349
Debtors - Animals	197,044	205,839	195,592
Debtors - Parking	108,570	99,679	116,580
Debtors - Litter	93,545	101,247	91,894
Debtors - Health	19,734	19,427	25,891
Debtors - Planning & Building	44,944	74,703	20,876
			-
	<b>4,608,032</b>	<b>3,231,557</b>	<b>2,524,264</b>

General Receivables - Aging

	Current	30 Days	60 Days	90 Days	120 + Days	Total
Sundry Receivable General	1,765,982	0	0	0	41,037	1,807,020
Libraries	252	0	0	0	0	252
Employee				112	0	112
Rangers	12,183	0	0	3,017	187,129	202,328
Recreation	119			0	4,497	4,616
Planning & Building		0	0	0	20,876	20,876
Infringements		0	0	0	489,059	489,059
<b>Total Receivables General</b>	<b>1,778,536</b>	<b>0</b>	<b>0</b>	<b>3,129</b>	<b>742,598</b>	<b>2,524,264</b>

General Receivables - Aging ( continued)

Sundry Debtors Outstanding Over 120 Days Exceeding \$1,000

Debtor #	Under Investigation by	\$
Various	Fines Enforcement Registry	676,187
4826	Waste Charges	41,037
Debtor	Planning & Building	20,876
	Debtors 120+ Days < \$5,000	4,497
<b>Total Debtors 120+ Days &gt; \$1,000</b>		<b>742,598</b>

**CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**OPERATING ACTIVITIES**

**8 OTHER CURRENT ASSETS**

	Opening Balance	Asset Increase	Asset Reduction	Closing Balance
	1 July 2025			30 November 2025
	\$	\$	\$	\$
<b>Other current assets</b>				
<b>Inventory</b>				
Inventories	117,535	225,480	0	343,013
<b>Other assets</b>				
Accrued Revenue - Other	0	1,319,613	(63,353)	1,256,260
Accrued Revenue - Interest	1,970,865	683,401	(2,654,266)	0
Prepayments	972,978	0	(972,978)	0
<b>Contract assets</b>				
Contract asset	1,668,085	147,217	(242,154)	1,573,147
<b>Total other current assets</b>	<b>4,729,463</b>	<b>2,375,711</b>	<b>(3,932,752)</b>	<b>3,172,419</b>
<b>Amounts shown above include GST (where applicable)</b>				

**KEY INFORMATION**

**Inventory**

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

**Contract assets**

A contract asset is the right to consideration in exchange for goods or services the entity has transferred to a customer when that right is conditioned on something other than the passage of time.

CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

OPERATING ACTIVITIES

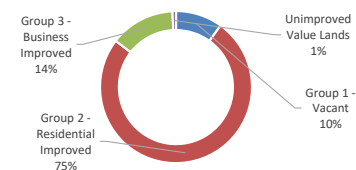
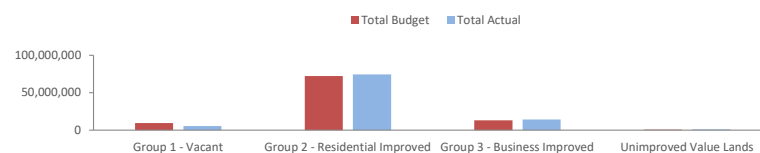
9 RATE REVENUE

General rate revenue

RATE TYPE	Rate in \$ (cents)	Number of Properties	Rateable Value	Budget			YTD Actual		
				Rate Revenue	Reassessed Rate Revenue	Total Revenue	Rate Revenue	Reassessed Rate Revenue	Total Revenue
				\$	\$	\$	\$	\$	\$
<b>Gross rental value</b>									
Group 1 - Vacant	0.156916	1,752	43,799,326	6,952,919	0	6,952,919	2,812,542	(134,986)	2,677,555
Group 2 - Residential Improved	0.101225	31,041	619,987,195	62,751,336	983,761	63,735,097	64,737,700	1,234,206	65,971,906
Group 3 - Business Improved	0.105632	834	118,989,351	12,567,917	0	12,567,917	13,267,138	318,765	13,585,903
Group 4 - Business Improved Residential	0.105632				0	0	57,729	0	57,729
<b>Unimproved value</b>									
Unimproved Value Lands	0.005118	126	137,741,000	704,936	0	704,936	807,774	65,231	873,005
<b>Sub-Total</b>		<b>33,753</b>	<b>920,516,872</b>	<b>82,977,108</b>	<b>983,761</b>	<b>83,960,869</b>	<b>81,682,883</b>	<b>1,483,216</b>	<b>83,166,098</b>
<b>Minimum payment</b>									
<b>Minimum Payment \$</b>									
<b>Gross rental value</b>									
Group 1 - Vacant	\$ 1,265	1,812	9,672,636	2,292,100	316,239	2,608,339	2,322,540	237,761	2,560,301
Group 2 - Residential Improved	\$ 1,460	5,753	74,831,091	8,397,792	0	8,397,792	8,285,500	(8,353)	8,277,147
Group 3 - Business Improved	\$ 1,698	379	4,346,682	643,544	0	643,544	431,292	0	431,292
Group 4 - Business Improved Residential	\$ 1,698				0	0	157,680	0	157,680
<b>Unimproved value</b>									
Unimproved Value Lands	\$ 1,748	13	3,176,494	22,721	0	22,721	12,236	3,328	15,564
<b>Sub-total</b>		<b>7,957</b>	<b>92,026,903</b>	<b>11,356,157</b>	<b>316,239</b>	<b>11,672,396</b>	<b>11,209,248</b>	<b>232,736</b>	<b>11,441,984</b>
Rate Equivalent Payments and Adjustments						31,000			0
Concession						(20,000)			0
<b>Total general rates</b>		<b>41,710</b>	<b>1,012,543,775</b>	<b>94,333,265</b>	<b>1,300,000</b>	<b>95,644,265</b>	<b>92,892,131</b>	<b>1,715,952</b>	<b>94,608,082</b>
<b>Specified area rates</b>									
SAR A - Armadale Town Centre	0.004617	89	29,499,479	136,200	0	136,200	136,199	0	136,199
SAR B - Kelmscott Town Centre	0.009329	80	8,264,649	77,100	0	77,100	77,101	0	77,101
SAR C - Kelmscott Industrial Area	0.001800	348	12,555,777	22,600	0	22,600	22,496	0	22,496
SAR D - Armadale Industrial Area	0.003713	142	6,950,798	26,000	0	26,000	26,003	0	26,003
SAR F - Harrisdale/Piara Waters	0.002848	5,100	120,793,474	344,000	0	344,000	344,444	0	344,444
SAR G - Champion Lakes	0.002435	333	6,154,340	15,000	0	15,000	15,059	0	15,059
<b>Total specified area rates</b>			<b>184,218,517</b>	<b>620,900</b>	<b>0</b>	<b>620,900</b>	<b>621,303</b>	<b>0</b>	<b>621,303</b>
<b>Total</b>			<b>1,196,762,292</b>	<b>94,954,165</b>	<b>1,300,000</b>	<b>96,265,165</b>	<b>93,513,434</b>	<b>1,715,952</b>	<b>95,229,385</b>

KEY INFORMATION

Prepaid rates are, until the taxable event for the rates has occurred, refundable at the request of the ratepayer. Rates received in advance give rise to a financial liability. When the taxable event occurs the financial liability is extinguished and income recognised for the prepaid rates that have not been refunded.





CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

FINANCING ACTIVITIES

10 BORROWINGS

Repayments - borrowings

Information on borrowings Particulars	Loan No.	New Loans			Principal Repayments		Principal Outstanding		Interest Repayments	
		1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Orchard House 2014	316	1,983,107	0	0	0	(181,058)	1,983,107	1,802,049	(45,441)	(92,654)
Orchard House 2015	318	6,202,708	0	0	0	(560,138)	6,202,708	5,642,570	(109,658)	(214,056)
Core System Review	323	1,475,662	0	0	0	(359,060)	1,475,662	1,116,602	(15,405)	(24,953)
Core System Review	342	720,955	0	0	0	(140,758)	720,955	580,197	(5,723)	(97,321)
Core System Review	345A	1,001,900	0	0	0	(125,979)	1,001,900	875,921	(20,441)	(12,146)
Core System Review	345B	1,101,632	0	0	0	(117,152)	1,101,632	984,480	(24,021)	(139,487)
Core System Review	345C	278,000	0	0	0	(22,614)	278,000	255,386	(5,992)	(8,502)
Core System Review	345D	2,889,200	0	0	0	(134,461)	2,889,200	2,754,739	(67,410)	0
Aquatic Works 2008	291	126,746	0	0	0	(39,274)	126,746	87,472	(4,294)	(35,746)
Aquatic Centre Upgrade 2010	299	0	0	0	0	0	0	0	0	(26,672)
Aquatic Centre Upgrade 2011	302	615,450	0	0	0	(87,987)	615,450	527,463	(17,387)	(4,986)
Frye Park Redevelopment 2011	304	459,220	0	0	0	(65,652)	459,220	393,568	(12,973)	(31,519)
Piara Waters (North) Sports 2011	305	112,355	0	0	0	(112,355)	112,355	0	(3,330)	0
Aquatic Centre Upgrade 2012	311	725,907	0	0	0	(90,439)	725,907	635,468	(15,798)	(2,040)
Oval Lighting Renewal	314	0	0	0	0	0	0	0	0	(1,607)
Armadaale Golf Course	315	79,073	0	0	0	(38,960)	79,073	40,113	(1,202)	(150,313)
Kelmscott Library Stage 1	322	79,499	0	0	0	(79,499)	79,499	0	(1,126)	(27,640)
Indoor Aquatic Centre	324A	8,117,744	0	0	0	(511,935)	8,117,744	7,605,809	(87,501)	0
Armadaale Hall Upgrade 2018	326	1,634,529	0	0	0	(397,715)	1,634,529	1,236,814	(17,064)	(7,482)
Champion Centre Upgrade	332	0	0	0	0	0	0	0	0	(6,422)
AFAC Carpark	337	392,430	0	0	0	(22,785)	392,430	369,645	0	(36,999)
Bedforddale Fire Service	343	462,893	0	0	0	(74,398)	462,893	388,495	0	(107,858)
John Dunne Challenge Park	344	912,842	0	0	0	(114,781)	912,842	798,061	(4,318)	(41,559)
Roleystone Theatre	346	2,451,315	0	0	0	(260,683)	2,451,315	2,190,632	(4,146)	(21,846)
Creyk Park Pavilion	347	1,025,350	0	0	0	(128,927)	1,025,350	896,423	(18,624)	(224,254)
Piara Waters Library Services	339	500,000	0	0	0	(40,672)	500,000	459,328	(53,451)	(17,695)
Piara Waters Library Services	349	4,645,000	0	0	0	(216,174)	4,645,000	4,428,826	(20,920)	(74,310)
Forrestdale Sporting Precinct	350A	405,000	0	0	0	(32,945)	405,000	372,055	(10,777)	(72,901)
Forrestdale Sporting Precinct	350B	1,539,200	0	0	0	(71,632)	1,539,200	1,467,568	(108,376)	0
Morgan Park	348	1,510,000	0	0	0	(70,273)	1,510,000	1,439,727	(8,729)	0
Gwynne Park	352A	0	0	6,805,000	0	0	0	6,805,000	(35,912)	0
Armadaale Regional Rec Reserve	356A	0	0	3,360,000	0	0	0	3,360,000	(35,231)	0
<b>Total</b>		<b>41,447,717</b>	<b>0</b>	<b>10,165,000</b>	<b>0</b>	<b>(4,098,306)</b>	<b>41,447,717</b>	<b>47,514,411</b>	<b>(755,253)</b>	<b>(1,480,968)</b>
Current borrowings		4,098,306					4,098,309			
Non-current borrowings		37,349,411					37,349,408			
		<b>41,447,717</b>					<b>41,447,717</b>			

All debenture repayments were financed by general purpose revenue.  
Self supporting loans are financed by repayments from third parties.

New borrowings 2025-26

Particulars	Amount Borrowed		Institution	Loan No.	Term Years	Total Interest & Charges	Interest Rate	Amount (Used)		Balance Unspent
	Actual	Budget						Actual	Budget	
	\$	\$						\$	\$	
Gwynne Park	0	6,805,000	WATC	352A	15	0	5.30	0	0	6,805,000
Armadaale Regional Rec Reserve	0	3,360,000	WATC	356A	15	0	5.30	0	0	3,360,000
	<b>0</b>	<b>10,165,000</b>				<b>0</b>		<b>0</b>	<b>0</b>	<b>10,165,000</b>

Unspent borrowings

Particulars	Date Borrowed	Unspent Balance		Borrowed During Year	Expended During Year	Unspent Balance 30-Jun-26
		30-Jun-25				
		\$	\$			\$
345D Core System Review	29/06/2023	1,079,375	0	0	0	1,079,375
346 Roleystone Theatre	29/06/2023	207,522	0	0	0	207,522
350B - Forrestdale Sporting Precinct	20/06/2025	1,426,834	0	0	0	1,426,834
348 - Morgan Park	20/06/2025	1,447,252	0	0	0	1,447,252
350A Forrestdale Hub	20/06/2025	221,822	0	0	0	221,822
		<b>4,382,806</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,382,806</b>

KEY INFORMATION

The City has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

FINANCING ACTIVITIES

11 LEASE LIABILITIES

Movement in carrying amounts

Information on leases Particulars		New Leases			Principal Repayments		Principal Outstanding		Interest Repayments		
		Lease No.	1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
			\$	\$	\$	\$	\$	\$	\$	\$	\$
Office Equipment	COARM001	0	26,035	104,190	(26,035)	(104,190)	0	0	-77	(25)	
Office Equipment	COARM002	3,983	0	0	(1,324)	(3,983)	2,659	0	-12	(2)	
Office Equipment	COARM003	10,878	0	0	(1,194)	(4,799)	9,684	6,079	-32	(10)	
IT Equipment	E6N0162298	3,399	3,399	6,769	(6,798)	(6,769)	0	3,399	-59	(8)	
IT Equipment	E6N0162003	8,015	0	15,970	0	(15,970)	8,015	8,015	60	(18)	
IT Equipment	E6N0162826	6,282	0	37,025	(18,549)	(37,025)	-12,267	6,282	-74	(22)	
IT Equipment	E6N0159594	19,181	0	38,215	0	(38,215)	19,181	19,181	149	(44)	
IT Equipment	E6N0161137	9,137	0	9,137	(9,137)	(9,137)	0	9,137	-106	(10)	
IT Equipment	E6N0162255	3,818	3,818	7,603	(7,635)	(7,603)	0	3,818	-65	(9)	
IT Equipment	009-0154500-001	7,112	0	10,651	(7,112)	(10,651)	0	7,112	-30	(6)	
IT Equipment	009-0154500-002	59,347	0	88,872	(59,347)	(88,872)	0	59,347	-247	(51)	
IT Equipment	009-0154500-003	1,451	0	2,173	(1,451)	(2,173)	0	1,451	-6	(1)	
IT Equipment	009-0154500-004	3,319	0	4,970	(3,319)	(4,970)	0	3,319	-14	(2)	
IT Equipment	009-0154500-005	6,665	0	0	(1,881)	(3,780)	4,784	2,885	-59	(9)	
IT Equipment	009-0154500-006	10,513	0	0	(5,987)	(10,513)	4,526	0	-74	(9)	
IT Equipment	009-0154500-007	5,732	0	0	(3,109)	(5,732)	2,623	0	-62	(8)	
IT Equipment	009-0154500-008	2,306	0	0	(535)	(1,096)	1,771	1,210	-103	(17)	
IT Equipment	009-0154500-009	45,292	0	0	(8,693)	(20,874)	36,599	24,418	-42	(8)	
IT Equipment	009-0154500-010	18,180	0	0	(2,835)	(5,683)	15,345	12,497	-80	(14)	
IT Equipment	009-0154500-011	2,061	0	0	(250)	(603)	1,811	1,458	-18	(3)	
IT Equipment	009-0154500-012	1,918	0	0	(272)	(547)	1,646	1,371	-19	(3)	
IT Equipment	009-0154500-013	11,332	0	0	(967)	(2,924)	10,365	8,408	-87	(23)	
IT Equipment	009-0154500-014	47,593	0	0	(6,104)	0	41,489	47,593	-533	(36)	
IT Equipment	009-0154500-015	14,124	0	0	(2,480)	(4,999)	11,644	9,125	-201	(36)	
IT Equipment	009-0154500-016	7,013	0	0	(879)	(1,769)	6,134	5,244	-79	(14)	
Fitness Equipment	E6N0162801	4,933	0	4,862	(4,933)	(9,795)	0	0	-57	(11)	
Fitness Equipment	E6N0162813	7,593	0	2,554	(5,039)	(10,147)	2,554	0	-114	(16)	
Fitness Equipment	E6N0162400	0	20,373	53,787	(20,373)	(53,787)	0	0	-268	(1,18)	
Fitness Equipment	E6N0162397	6,743	0	4,512	0	(9,024)	6,743	2,231	51	(10)	
Fitness Equipment	E6N0163450	1,490	0	499	(991)	(1,989)	499	0	-12	(1)	
Fitness Equipment	E2TEC64127	32,929	0	11,099	(21,830)	(44,028)	11,099	0	-616	(86)	
Plant Equipment	973313	20,866	0	0	(2,342)	(5,677)	18,524	15,189	-115	(22)	
Plant Equipment	1021176	18,519	0	0	(3,575)	(8,600)	14,944	9,919	-54	(1,10)	
Plant Equipment	1037417	2,368	0	0	(1,971)	(2,367)	397	1	-22	(2)	
Plant Equipment	674927	26,793	0	0	(2,507)	(6,079)	24,286	20,714	-376	(84)	
Building Armadale	Shop 64 & 65	3,758,002	0	2,796,812	(109,120)	(387,240)	3,648,882	6,167,574	-105,814	(108,03)	
Building Kelmscott	KELLIB	92,751	0	0	(92,751)	(92,750)	0	1	-949	(94)	
Building Seville Grove	E6N0162636	1,262	1,261	0	(2,523)	0	0	0	-20	(0)	
RFID Armadale Library	Bibliotheca SAAS2022101	34,773	0	0	(20,350)	(10,360)	14,423	24,413	-736	(73)	
Total		4,317,673	54,886	3,199,700	(464,198)	(1,034,720)	3,908,361	6,481,391	(110,976)	(118,00)	
Current lease liabilities		607,169					197,857				
Non-current lease liabilities		3,710,504					3,710,504				
		4,317,673					3,908,361				

All lease repayments were financed by general purpose revenue.

**CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**OPERATING ACTIVITIES**

**12 OTHER CURRENT LIABILITIES**

	Note	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 30 Nov 2025
		\$	\$	\$	\$	\$
<b>Other current liabilities</b>						
<b>Other liabilities</b>						
Capital grant liabilities		2,284,273	0	625,468	0	2,909,741
Contract liabilities - Anstey Keane		261,764	0	2,974,416	0	3,236,180
Contract liabilities - North Forrestdale		533,306	0	2,540,439	0	3,073,745
<b>Total other liabilities</b>		<b>3,079,343</b>	<b>0</b>	<b>6,140,322</b>	<b>0</b>	<b>9,219,606</b>
<b>Employee Related Provisions</b>						
Annual Leave		4,378,649	0	182,937	0	4,561,586
Long Service Leave		4,255,160	0	400,765	0	4,655,925
Other employee leave provisions		479,862	0	74,734	(44,864)	554,532
<b>Total Provisions</b>		<b>9,113,670</b>	<b>0</b>	<b>658,436</b>	<b>(44,864)</b>	<b>9,772,108</b>
<b>Other Provisions</b>						
Provision for Rehabilitation of Landfill Cell		15,919,444	0	0	0	15,919,444
<b>Total Other Provisions</b>		<b>15,919,444</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,919,444</b>
<b>Total other current liabilities</b>		<b>28,112,457</b>	<b>0</b>	<b>6,798,758</b>	<b>(44,864)</b>	<b>34,911,212</b>

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 13 and 14

**KEY INFORMATION**

**Provisions**

Provisions are recognised when the City has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

**Employee Related Provisions**

**Short-term employee benefits**

Provision is made for the City's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The City's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

**Other long-term employee benefits**

The City's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The City's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the City does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

**Contract liabilities**

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

**Capital grant/contribution liabilities**

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the City are recognised as a liability until such time as the City satisfies its obligations under the agreement.

CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

OPERATING ACTIVITIES

13 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability				Grants, subsidies and contributions revenue		
	Increase in Liability	Decrease in Liability	Liability	Current Liability	Amended Budget Revenue	YTD Budget	YTD Revenue
	(As revenue)	(As revenue)	30 Nov 2025	30 Nov 2025	Revenue	Budget	Actual
	\$	\$	\$	\$	\$	\$	\$
<b>Grants and subsidies</b>							
City of Gosnells	68,924	(68,924)	0	0	391,504	163,127	68,924
Department of Biodiversity Conservation and Attractions	272,271	(272,271)	0	0	274,450	114,354	272,271
Department of Communities	19,231	(19,231)	0	0	555,188	231,328	19,231
Department of Fire and Emergency Services	167,081	(167,081)	0	0	214,452	89,355	167,081
Department of Planning, Lands & Heritage	0	0	0	0	245,523	102,301	0
Department of Treasury	1,535,298	(1,535,298)	0	0	2,207,455	900,517	1,535,298
Department of Local Government, Sport and Cultural Industries	9,091	(9,091)	0	0	139,992	58,330	9,091
Lotterywest	0	0	0	0	36,260	15,108	0
Main Roads Western Australia	530,849	(530,849)	0	0	612,069	255,029	530,849
National Indigenous Australian Agency	174,654	(174,654)	0	0	178,060	74,192	174,654
Department of Education	207,267	(207,267)	0	0	518,168	215,903	207,267
Others			0	0	20,720	8,633	0
	<b>2,984,665</b>	<b>(2,984,665)</b>	<b>0</b>	<b>0</b>	<b>5,393,841</b>	<b>2,228,178</b>	<b>2,984,665</b>
<b>Contributions</b>							
DCP - Anstey Keane	32,505	(32,505)	0	0	249,676	104,050	32,505
DCP - North Forrestdale	39,347	(39,347)	0	0	505,100	210,450	39,347
Main Roads Western Australia	0	0	0	0	177,674	74,031	0
Other Local Governments	41,707	(41,707)	0	0	118,440	49,350	41,707
Others	144,315	(144,315)	0	0	594,729	153,223	132,730
	<b>257,874</b>	<b>(257,874)</b>	<b>0</b>	<b>0</b>	<b>1,645,619</b>	<b>591,104</b>	<b>246,289</b>
<b>TOTALS</b>	<b>3,242,539</b>	<b>(3,242,539)</b>	<b>0</b>	<b>0</b>	<b>7,039,460</b>	<b>2,819,281</b>	<b>3,230,954</b>

CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

INVESTING ACTIVITIES

14 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Capital grant/contribution liabilities						Capital grants, subsidies and contributions revenue		
	Liability	Asset	Increase / Decrease		Liability	Current Asset	Amended Budget	YTD	YTD Revenue
			In Grant Asset	Increase/Decrease in Liability (As revenue)					
	1 July 2025	1 July 2025			30 Nov 2025	30 Nov 2025	Revenue	Budget	Actual
	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Capital grants and subsidies</b>									
ARENA (Australian Renewable Energy Agency)	0	182,769	0	182,769	0	0	177,300	73,875	0
Main Roads WA	(574,042)	573,730	0	663,139	(1,237,181)	573,730	5,396,100	2,248,375	119,634
Public Transport Authority WA	(14,193)	85,148	0	300,000	(314,193)	85,148	22,200	9,250	0
Department of Infrastructure, Transport, Regional Development and the Arts	(895,620)	139,249	(47,920)	(345,979)	(549,641)	91,329	22,500,000	7,151,581	396,336
Department of Local Government, Sport and Cultural Industries	(141,518)	484,398	101,968	(41,617)	(99,901)	586,366	0	0	263,586
WA Police	(589,796)	0	0	2,575	(587,221)	0	0	0	2,575
Department of Transport	(29,103)	0	0	0	(29,103)	0	0	0	0
Federal Department of Industry Science and Resources	0	0	0	0	0	0	0	0	0
Department of Education	0	0	0	(52,500)	(52,500)	0	0	0	0
Western Australian Cricket Association	(40,000)	0	0	0	(40,000)	0	1,360,000	566,667	0
Urban Precincts and Partnership Program	0	0	0	0	0	0	11,000,000	4,583,333	0
	<b>(2,284,272)</b>	<b>1,465,293</b>	<b>54,048</b>	<b>708,387</b>	<b>(2,909,740)</b>	<b>1,336,572</b>	<b>40,455,600</b>	<b>14,633,081</b>	<b>782,131</b>
<b>Capital contributions</b>									
PPL Liability	0	6,500	0	0	0	6,500	0	0	0
Developer Contribution	0	148,681	33,784	0	0	182,465	9,773,700	4,072,366	33,783
POS/Trust	0	48,385	0	0	0	48,385	0	0	0
Non-cash contribution / gifted assets	0	0	0	0	0	0	28,000,000	0	0
	<b>0</b>	<b>203,566</b>	<b>33,784</b>	<b>0</b>	<b>0</b>	<b>237,350</b>	<b>37,773,700</b>	<b>4,072,366</b>	<b>33,783</b>
<b>TOTALS</b>	<b>(2,284,272)</b>	<b>1,668,859</b>	<b>87,832</b>	<b>708,387</b>	<b>(2,909,740)</b>	<b>1,573,922</b>	<b>78,229,300</b>	<b>18,705,447</b>	<b>815,914</b>

**CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**15 TRUST FUND**

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in the financial statements are as follows:

Description	Opening Balance 1 July 2025	Amount Received	Amount Paid	Closing Balance 30 November 2025
	\$	\$	\$	\$
Cash in lieu - POS - agreements	33,680	692	0	34,372
Cash in lieu - parking	265,538	5,457	0	270,995
POS Precinct A - Westfield	93,999	1,932	0	95,931
POS Precinct C - West Armadale	408,312	8,391	0	416,702
POS Precinct F - Clifton Hills	251,507	5,168	0	256,676
POS Precinct H - Mount Nasura	1,402,616	28,823	0	1,431,439
POS Precinct N - Forrestdale	255,534	5,251	0	260,785
POS Precinct O - Palomino	86,656	1,781	0	88,436
POS - Regional Recreation Infrastructure	606,655	12,466	0	619,121
POS Cash in lieu - Armadale	333,036	6,844	0	339,880
POS Cash in lieu - Bedforddale	262,594	5,396	0	267,990
POS Cash in lieu - Kelmscott	106,821	2,195	0	109,016
POS Cash in lieu - Mount Richon	131,872	2,710	0	134,582
POS Cash in lieu - Piara Waters	784,966	16,131	0	801,096
POS Cash in lieu - Roleystone	95,977	1,972	0	97,949
Wungong Road contribution account	649,016	13,337	0	662,353
	<b>5,768,778</b>	<b>118,545</b>	<b>0</b>	<b>5,887,323</b>

Cash in lieu - parking to be transferred reserve as per Clause 77I of Schedule 2 in the Planning and Development (Local Planning Schemes) Regulations 2015 following Council approvals.

**CITY OF ARMADALE  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**16 BUDGET AMENDMENTS**

Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
			\$	\$	\$	\$
<b>Budget adoption</b>						
Surplus of 2024/2025		Opening surplus(deficit)		17,642,247		17,642,247
Financial Assistance Grants Paid in Advance		Opening surplus(deficit)			(3,004,064)	14,638,183
Armada study Hub	C2/7/25	Capital expenses			(930,000)	13,708,183
Asset Renewal Reserve	C2/7/25	Capital revenue		775,000		14,483,183
Morgan Park	C2/7/25	Capital expenses		155,000		14,638,183
<b>To recognise 24/25 Capital carry forward projects</b>	<b>CS3/10/25</b>					14,638,183
Works in progress - Buildings	CS3/10/25	Capital expenses			(15,662,200)	(1,024,017)
Works in progress - Roads	CS3/10/25	Capital expenses			(5,537,500)	(6,561,517)
Works in progress - Parks & Reserves	CS3/10/25	Capital expenses			(5,549,600)	(12,111,117)
Works in progress - Landfill & Waste	CS3/10/25	Capital expenses			(202,600)	(12,313,717)
Works in progress - Pathways	CS3/10/25	Capital expenses			(253,700)	(12,567,417)
Works in progress - Furniture & Equipment	CS3/10/25	Capital expenses			(102,300)	(12,669,717)
Works in progress - Landfill	CS3/10/25	Capital expenses			(143,800)	(12,813,517)
Works in progress - Plant & Machinery	CS3/10/25	Capital expenses			(1,108,800)	(13,922,317)
Funding from Reserves - capital projects	CS3/10/25	Capital revenue		6,107,200		(7,815,117)
Non-operating grants, subsidies & contributions	CS3/10/25	Capital revenue		4,318,100		(3,497,017)
Proceeds from loans	CS3/10/25	Capital revenue		3,571,600		74,500
Proceeds from sale of assets	CS3/10/25	Capital revenue		223,000		297,500
Funding from Developer Contributions	CS3/10/25	Capital revenue		5,760,100		6,057,600
<b>To recognise 24/25 Operational carry forward projects</b>	<b>CS3/10/25</b>					6,057,600
Operating projects & programs - CEO Directorate	CS3/10/25	Operating expenses			(15,800)	6,041,800
Operating projects & programs - Community Services	CS3/10/25	Operating revenue			(636,800)	5,405,000
Operating projects & programs - Corporate Services	CS3/10/25	Operating expenses			(3,473,600)	1,931,400
Operating projects & programs - Development Services	CS3/10/25	Operating expenses			(1,987,900)	(56,400)
Operating projects & programs - Technical Services	CS3/10/25	Operating expenses			(2,839,200)	(2,895,600)
Funding from Reserves - operating projects	CS3/10/25	Operating revenue		2,051,400		(844,200)
Operating grants, subsidies & contributions	CS3/10/25	Operating revenue		508,500		(335,700)
Proceeds from loans	CS3/10/25	Operating revenue		1,007,400		671,600
<b>Project to be transferred to Rolled over Projects reserves</b>	<b>CS3/10/25</b>	<b>Opening surplus(deficit)</b>				671,600
Corfield Wetland Improvement Stage 4/5	CS3/10/25				(153,700)	517,900
Streetscape Strategy Gateway Landscape	CS3/10/25				(75,000)	442,900
Fancote Park	CS3/10/25				(96,100)	346,800
Surplus 2024/2025 After adjustment for carry forwards						346,800
				<b>42,119,547</b>	<b>(41,772,664)</b>	<b>346,800</b>

Major Projects (> \$250k)- FY 25/26 CAPEX Program (inc CFwds) with Funding Sources November 2025	Total Budget \$	Committed FY 2026 \$	Actual FY 2026 November \$	Actual & Commitments \$	Funding Sources
<b>Buildings</b>					
ARRR Stage 1 - Design and Construct	26,174,800	0	116,655	116,655	Loan / Grant / Reserve
Gwynne Pavilion Major	9,219,700	117,340	104,778	222,118	Reserve / Loan / Grant
Forrestdale Sports Pavilion	6,611,700	0	798,514	798,514	DCP / POS / Reserve / Loan / Grant
Morgan Park ( Major )	5,343,700	0	753,485	753,485	Reserve / Loan / Grant / Muni
Armada Uni Study Hub	1,132,500	0	778,214	778,214	Grant / Muni
Morgan Park - New	789,000	11,453		11,453	Muni / Reserve
Springdale Pavilion changeroom	786,500	0	466,687	466,687	Grant / Muni
Hilbert Dist Com Ctr Design	600,000	0	10,690	10,690	Dev WA DCP
Morgan Park - Renewal	526,000	71,377	753,485	824,862	Muni / Reserve
Animal Compound Works stage 2	384,300	0	148,422	148,422	Reserve
Depot Workshop - Design	350,000	0	20,385	20,385	Reserve
<b>Furniture and Equipment</b>					
EV Charging Infrastructure	443,300	0	0	0	Muni / Grant
<b>Parks &amp; Reserves</b>					
Civic Trail Lighting	1,179,500	0	45,589	45,589	Grant / Muni
Piara Waters Carpark LRCI P4	656,500	0	0	0	Grant / Muni
Fixed Sports Equipment Replacement Prg	463,000	0	0	0	Muni
Site main switch boards prog	344,400	0	0	0	Reserve
<b>Parks and Reserves</b>					
Central Park - Construction	14,516,700	14,687	35,749	50,436	Reserve / Grant / Muni
Piara Waters West Playing Field FY 26	4,068,900	0	30,030	30,030	DCP
Playground replacement program FY 26	1,852,300	0	605,015	605,015	Reserve / Muni
Mason Rd - Landscape FY 26	480,000	0	0	0	DCP
Parks Fencing replacement program Y26	309,200	0	0	0	Reserve / Muni
Dry Parks Strategy FY 26	300,000	36,180	0	36,180	Muni
Parks Irrigation replacement program Y26	260,000	0	64,961	64,961	Reserve
Park Improvement Strategy FY 26	250,000	0	0	0	Muni



Major Projects (> \$250k)- FY 25/26 CAPEX Program (inc CFwds) with Funding Sources November 2025	Total Budget \$	Committed FY 2026 \$	Actual FY 2026 November \$	Actual & Commitments \$	Funding Sources
<b>Pathways</b>					
FY 25-26 New Footpaths Program	365,100	865	0	865	Muni
Railway Ave Shared Path Design	253,700	0	0	0	Grant
<b>Plant &amp; Machinery</b>					
Various Fleets & Plants	8,668,100	897,209	225,665	1,122,874	Reserve / Sale Proceeds
<b>Roads</b>					
Eighth Road stage 2b	6,121,800	0	4,398	4,398	Dev WA DCP
AGBS - Mason Rd/Wright Rd	732,500	0	0	0	Grant
Alexwood Dr(Chainage 1090-Chainage 1290)	681,600	0	4,614	4,614	Muni
AGBS - Railway Ave/Camillo Rd	630,700	0	0	0	Grant
AGBS - Railway Ave/Champion Dr	592,600	0	0	0	Grant
RR - Urch Road - Peet Rd to Coventry Rd	580,300	1,298	0	1,298	Muni
Forrest Rd - Bridge renew	550,100	94,074	3,200	97,274	Grant
MRRG - Eleventh Rd - Design Only	528,100	0	0	0	Muni / Grant
Mason Road Warton Southhampton	500,000	0	2,600	2,600	DCP
R2R - Ward Crescent	470,400	1,730	0	1,730	Muni / Grant
Mason Road Upgrade-Land	453,900	0	0	0	DCP
AGBS - Nicholson/Easthope	425,200	0	0	0	Grant
MRRG - Chevin Rd	405,600	433	0	433	Muni / Grant
MRRG - Canning Rd (stage 1)	362,400	865	0	865	Muni / Grant
MRRG - Croyden Rd	350,800	0	0	0	Grant / Muni
MRRG - Canning Rd (stage 3)	343,900	865	0	865	Muni / Grant
SBS - Skeet Rd/Keane Rd	332,300	0	2,680	2,680	Grant / Muni
Skeet Road, HarrisdaleLRCl P4	330,000	0	0	0	Grant
Street Lights-Renwl Project TBD	322,000	0	26,904	26,904	Reserve
Rushton car park renewal	300,000	0	0	0	Reserve
Armada Golf Course Carpark	300,000	0	0	0	Muni
MRRG - Lake Road	293,100	0	0	0	Muni / Grant
Decorative Streelights	250,000	1,298	0	1,298	Reserve
<b>Total</b>	<b>102,186,200</b>	<b>1,249,673</b>	<b>5,002,720</b>	<b>6,252,393</b>	

Minor Projects (< \$250k)- FY 25/26 CAPEX Program (inc CFwds) with Funding Sources November 2025	Total Budget \$	Committed FY 2026 \$	Actual FY 2026 November \$	Actual & Commitments \$	Funding Sources
<b>Buildings</b>					
Roleystone Theatre Landscaping	207,500	0	9,854	9,854	Loan
Piara Waters Library	150,000	0	206,462	206,462	Loan
Fletcher Park (Wallangara Pony)	79,300	0	51,115	51,115	Muni
<b>Drainage</b>					
Teal Brook - Hydrology studies	100,000	0	0	0	Reserve
Streich Ave - Drainage Design Only	85,000	0	0	0	Reserve
Minor drainage renewal projects	60,000	0	0	0	Reserve
<b>Furniture and Equipment</b>					
AFAC - Pool Blankets	163,000	0	0	0	Reserve
AFAC - Geothermal Bore	105,000	0	0	0	Reserve
Public Art	100,000	0	0	0	Muni
Access Control Gates - AFAC	87,000	0	0	0	Muni / Reserve
AFAC - Aquatic Equipment	63,000	0	0	0	Reserve
AFAC- Café Kitchen Renewal	48,400	0	4,152	4,152	Reserve
CCTV & Security - Waste Services	40,800	0	0	0	Reserve
AFAC - Flooring Replace	40,000	0	0	0	Reserve
Facility - Solar Hot Water	34,000	865	0	865	Reserve
Facility - AHU-02-02	20,000	0	0	0	Reserve
Noise Meter - Health	15,300	0	23,150	23,150	Muni
AFAC - Staff Room - Zip Tap	6,000	2,950	0	2,950	Reserve
<b>Land</b>					
Anstey Road Upgrade - Land	143,800	0	0	0	DCP
<b>Landfill Cell</b>					
CCTV Upgrade -Landfill Building	30,500	0	0	0	Reserve
Landfill Gas Capture - Facility	5,600	0	0	0	Reserve

Minor Projects (< \$250k)- FY 25/26 CAPEX Program (inc CFwds) with Funding Sources November 2025	Total Budget \$	Committed FY 2026 \$	Actual FY 2026 November \$	Actual & Commitments \$	Funding Sources
<b>Other Infrastructure</b>					
Bus Shelters - new program	44,500	0	0	0	Muni / Grant
<b>Parks &amp; Reserves</b>					
North Forrestdale SAR Bridge Renewal Prg	245,500	0	0	0	Reserve
Minnie Grove park avenue /Living Stream	233,000	0	0	0	Dev WA DCP
Grimaldi Ave Park avenue (DCS legacy)	230,000	0	0	0	Dev WA DCP
Memorial park Lights renewal	230,000	0	17,247	17,247	Reserve
Verdant Reserve - Landscape	73,600	0	60,268	60,268	POS/Trust
Bore Renewal Works	20,900	0	135,829	135,829	Reserve
Morgan pk lighting retic works	10,600	0	7,860	7,860	Muni
<b>Parks and Reserves</b>					
Parks Furniture replacement program Y26	156,200	0	2,056	2,056	Reserve / Muni
Fixed Sport eqpt replacement program Y26	92,800	7,180	0	7,180	Reserve
Parks switchboard renewal Y26	19,800	7,900	0	7,900	Reserve
Shade sail replacement program Y26	15,000	6,000	16,858	22,858	Reserve
Parks Signage replacement program Y26	12,200	0	379	379	Reserve
Club fixed equipment program	10,000	17,861	0	17,861	Muni
<b>Pathways</b>					
Delamere Wy & Backet Ct - Path	140,100	433	3,927	4,359	Muni
Path - Pine tree Cl	55,100	0	0	0	Muni
<b>Plant &amp; Machinery</b>					
Landfill Gas Management System Expansion	40,000	0	0	0	Reserve

Minor Projects (< \$250k)- FY 25/26 CAPEX Program (inc CFwds) with Funding Sources November 2025	Total Budget \$	Committed FY 2026 \$	Actual FY 2026 November \$	Actual & Commitments \$	Funding Sources
<b>Roads</b>					
SBS - Railway Ave (Westfield-Lake)	248,400	25,824	0	25,824	Muni / Grant
R2R - Church Avenue	243,800	865	0	865	Muni / Grant
SBS - Columbia/Wright RAB	233,000	0	2,680	2,680	Grant / Muni
MRRG - Canning Mills Rd	215,300	0	0	0	Muni / Grant
Streetscape Projects Rosette Pl	206,800	0	0	0	Muni / Reserve
MRRG - Seville Dr	185,900	0	0	0	Muni / Grant
R2R - Dumas Drive	169,600	865	0	865	Muni / Grant
R2R - Merrifield Ave	155,300	2,180	0	2,180	Muni / Grant
R2R - Canns Road	148,600	1,298	0	1,298	Muni / Grant
Brookton Hwy & Hill St Final Phase	146,500	0	1,681	1,681	Grant / Muni
R2R - Wandoo St	144,900	865	0	865	Muni / Grant
Street Light poles - renewal program	141,100	0	16,581	16,581	Reserve / Muni
New Footpaths - Design & Construct	130,900	0	0	0	Muni
R2R - Cudal Place	130,900	0	0	0	Muni / Grant
R2R - George Road	125,300	33,289	0	33,289	Muni / Grant
R2R - Leschenaultia St	124,300	0	0	0	Muni / Grant
Community Safety Projects	121,000	0	5,150	5,150	Muni
R2R - Champion Drive	116,900	433	0	433	Grant
R2R - Third Rd	109,900	1,300	0	1,300	Grant
SBS -Railway Ave (Lowanna-Streich)	103,300	0	0	0	Muni / Grant
MRRG - Eleventh Rd	101,300	26,136	0	26,136	Muni / Grant
RTR - Coventry Rd	98,400	0	0	0	Grant
RR - Canns Road	98,400	0	0	0	Reserve
R2R - Brant Road	92,700	0	0	0	Muni / Grant
Planned Minor Capital Works	87,000	0	0	0	Muni
RTR - Eugene Pl	81,700	0	0	0	Grant
R2R - Bernard St	78,200	1,980	0	1,980	Muni / Grant
Talus Dr Bedfordale Hill LRCI 4	75,100	0	30,285	30,285	Grant

Minor Projects (< \$250k)- FY 25/26 CAPEX Program (inc CFwds) with Funding Sources November 2025	Total Budget \$	Committed FY 2026 \$	Actual FY 2026 November \$	Actual & Commitments \$	Funding Sources
MRRG - Wright Road	72,900	4,515	0	4,515	Muni / Grant
MRRG - Nicholson Road	71,300	0	0	0	Muni / Grant
R2R - Calytrix Rd	71,100	0	0	0	Muni / Grant
RR Church Ave - William to Joh	70,000	0	0	0	Reserve
R2R - Sherbourne Way	66,000	0	0	0	Muni / Grant
RR - Talus Drive	64,000	0	0	0	Reserve
RR - Hills Street	64,000	530,843	0	530,843	Reserve
RR - Glasgow Way	64,000	0	0	0	Reserve
Lighting -Gilwell Ave (Albany - Clifton)	60,000	0	0	0	Muni
Glastonbury Rd-Fountain-DS	57,800	0	0	0	Muni
LATM - Seville Grove	54,200	0	0	0	Muni
Bus Shelters - Renewal	34,500	0	0	0	Reserve
LATM - Challis,Lowanna Way,Tait	28,300	0	6,140	6,140	Reserve
Leake St 1 - No. 19 to Cul-de-sac	24,000	0	0	0	Muni
<b>Waste</b>					
Landfill Gas Capture Heavy P&E	79,000	0	0	0	Reserve
Site Fencing Improvements	71,300	0	0	0	Reserve
Data Connection - Landfill	16,200	0	0	0	Reserve
<b>Waste Infrastructure</b>					
Transfer Station - Sorting and transfers	150,000	0	0	0	Reserve
Landfill - Access to Hardstand	100,000	0	0	0	Reserve
Leachate Management System	50,000	0	0	0	Reserve
General Roadworks improve	20,400	0	0	0	Reserve
<b>Total</b>	<b>8,417,000</b>	<b>673,580</b>	<b>601,674</b>	<b>1,275,254</b>	



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**ORDINARY MEETING OF COUNCIL**  
**MONDAY, 24 NOVEMBER 2025**

**MINUTES**

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**CONTENTS**

<b>1</b>	<b>DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS.....</b>	<b>3</b>
<b>2</b>	<b>RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE.....</b>	<b>3</b>
<b>3</b>	<b>ADVICE OF RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE.....</b>	<b>4</b>
	QUESTIONS TAKEN ON NOTICE .....	4
<b>4</b>	<b>PUBLIC QUESTION TIME .....</b>	<b>7</b>
1	ALLAN SIMPSON, STRATTON .....	7
2	STUART CHAPMAN, MT. CLAREMONT.....	8
<b>5</b>	<b>APPLICATIONS FOR LEAVE OF ABSENCE .....</b>	<b>10</b>
5.1	REQUEST FOR LEAVE OF ABSENCE – CR S PETER .....	10
<b>6</b>	<b>PETITIONS .....</b>	<b>10</b>
1	DUST POLLUTION - STURROCK CLOSE & LANNAM ROAD, HILBERT .....	10
<b>7</b>	<b>CONFIRMATION OF MINUTES .....</b>	<b>11</b>
	MINUTES OF ORDINARY COUNCIL MEETING HELD ON 10 NOVEMBER 2025 .....	11
<b>8</b>	<b>ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION.....</b>	<b>11</b>
1.	MAYOR'S ANNOUNCEMENTS .....	11
<b>9</b>	<b>QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN – WITHOUT DISCUSSION .....</b>	<b>14</b>
<b>10</b>	<b>REPORTS.....</b>	<b>14</b>
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
<b>11</b>	<b>MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN .....</b>	<b>26</b>
<b>12</b>	<b>URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION .....</b>	<b>26</b>
	NIL .....	26
<b>13</b>	<b>MATTERS FOR REFERRAL TO STANDING COMMITTEES – WITHOUT DISCUSSION .....</b>	<b>26</b>
1	REVIEW OF ALLOWABLE USES IN RESIDENTIAL AREAS.....	26
2	REVIEW OF LEASE & LICENCE POLICY .....	26
<b>14</b>	<b>MATTERS REQUIRING CONFIDENTIAL CONSIDERATION .....</b>	<b>26</b>
10.2.4	CONSIDERATION OF TENURE OPTIONS: PART LOT 1 - 44 JARRAH ROAD, ROLEYSTONE (CONFIDENTIAL COVER REPORT) () .....	27
<b>15</b>	<b>CLOSURE.....</b>	<b>27</b>

# 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.

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### 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.*

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### 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.*

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**Brian Gillman**

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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.*

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**Allan Simpson**

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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.*

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**Scott Easton, Thornlie**

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- 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.*

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**Martin Howley, Lesmurdie**

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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.*

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**4 PUBLIC QUESTION TIME**

**1 Allan Simpson, Stratton**

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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**

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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 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*

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## **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

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## **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

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## **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

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## **8 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION**

### **1. Mayor's Announcements**

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#### **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 45<sup>th</sup> 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 Minnowarra 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 10<sup>th</sup> 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.

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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 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/](http://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](http://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:**

<b>Occasional Advisory Group and Reference / Working Groups</b>	<b>Member</b>	<b>Deputy Member</b>
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

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

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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)**

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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*

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**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.*

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**15 CLOSURE**

*Mayor Butterfield, declared the meeting closed at 8.39pm*

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MINUTES CONFIRMED THIS 15 DECEMBER 2025

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MAYOR