

CITY OF ARMADALE

A G E N D A

OF **CITY STRATEGY COMMITTEE** TO BE HELD IN THE **COMMITTEE ROOM**,
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **TUESDAY, 11**
JUNE 2002, AT 7.00 PM.

Meal to be served at 6.15pm

All Members are invited to attend this meeting to participate in the Budget discussion.
Members are also requested to bring their copies of the draft budget papers as presented to
and resolved by each of the Standing Committees

PRESENT:

APOLOGIES:

OBSERVERS:

IN ATTENDANCE:

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings to be read by the Chairman.

DECLARATION OF MEMBERS' INTERESTS

QUESTION TIME

DEPUTATION

Nil

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the City Strategy Committee Meeting held on 14 May 2002, be confirmed.

ITEMS REFERRED FROM INFORMATION BULLETIN

INFORMATION BULLETIN – ISSUE NO.11/2002.

The following items were included for information in the “City Strategy section”

- Progress Report on Contingency, Operational and Strategic Projects
- Report on Outstanding Matters

If any of the items listed above requires clarification or a report for a decision of Council, this item to raised for discussion at this juncture.

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CITY STRATEGY COMMITTEE

11 JUNE 2002

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***FINAL REPORT - URBAN WATER MANAGEMENT STUDY – WATER AND RIVERS
COMMISSION***

WARD : FORREST & ARMADALE
WARDS

FILE REF : PSC/21

DATE : 4 June 2002

REF : JR

RESPONSIBLE : PSM
MANAGER

SUBJECT LAND : All land subject to the
Southern River / Forrestdale /
Brookdale / Wungong District
Structure Plan (2001)

ZONING : Various Urban, Urban
MRS/TPS No.2 Deferred, Rural and Industrial
zonings under the MRS and
TPS No 2.

In Brief:-

- The Southern River / Forrestdale / Brookdale / Wungong District Structure Plan (2001) required that an Urban Water Management Study be completed to address the complex water management issues and enable urban development to proceed.
- The Urban Water Management Study has been completed by the Water And Rivers Commission and requires assessment by the EPA, WAPC and the affected local governments of Gosnells and Armadale.
- Recommend that the information be received that a comprehensive report will be prepared for Council consideration of an appropriate response to the Water And Rivers Commission.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

City of Armadale Strategic Plan

1. Long Term Strategic Planning - Promote employment and residential growth, encouraging the economic well-being of the community.
- 1.4 Complete the structure plans for Brookdale and Forrestdale, focusing on provision of high quality residential development.

Southern River / Forrestdale / Brookdale / Wungong District Structure Plan (WAPC).

Legislation Implications

Environmental Protection Act
Swan – Canning Catchment Environmental Protection Policy
Local Government Act
Town Planning and Development Act.
Metropolitan Region Town Planning Scheme Act

Council Policy / Local Law Implications

Water Sensitive Design Policy

Budget / Financial Implications

The City needs to consider implications of responsibilities for water management in new estates.

Consultation

- ◆ Water and Rivers Commission
- ◆ Environmental Officer
- ◆ Technical Services Directorate

BACKGROUND

In Bulletin 987 on the Southern River / Forrestdale / Brookdale / Wungong District Structure Plan (WAPC 2001), the EPA considered it necessary to demonstrate that EPA and State government objectives for nutrient export and hydrology will be achieved, prior to the implementation of developments proposed under the Structure Plan. In particular it required the satisfactory completion of an overall drainage, nutrient and hydrological strategy for the area including the establishment of acceptable implementation mechanisms.

DETAILS OF PROPOSAL

The Urban Water Management Study has been completed by the Water And Rivers Commission and requires assessment and adoption by the EPA, WAPC and the affected local governments of Gosnells and Armadale.

COMMENT

The Urban Water Management Study addresses many technical and institutional issues concerning land development and water management in the development areas of Brookdale and Forrestdale. The Urban Water Management Study report is being analysed preparatory to presentation of a comprehensive report for Council consideration and a subsequent response to the Water And Rivers Commission.

It is anticipated that it will be useful to conduct a forum or workshop involving representatives of the City of Armadale, state agencies such as Water Corp and Water And Rivers Commission and the land development industry. Discussions have commenced with the Water And Rivers Commission in respect to facilitating a cross agency forum in which the implications of the Urban Water Management Study can be explored.

RECOMMEND

That Council note that a comprehensive report will be prepared for Council consideration of an appropriate response to the Water And Rivers Commission on the Urban Water Management Study and that arrangements are being undertaken to organise a stakeholder forum to familiarise Council with the implications of the Urban Water Management Study

Moved Cr _____
Motion Carried/Lost (.....)

STATE OF THE ENVIRONMENT REPORT - DRAFT 2002 AUDIT AND REVIEW REPORT

WARD : All
FILE REF : CON/3
DATE : 20 May 2002
REF : RVD
RESPONSIBLE : ED DS
MANAGER

In Brief:-

- A draft Audit and Review report has been prepared of the State of the Environment Report which demonstrates significant progress and recommends changes to some Actions and their timing, and two new Actions.
- Recommendation that Council transmit the draft report to the Bushcare and Environmental Advisory Committee for advice prior to consideration of the report.

Tabled Items

1. Audit table for 2001 showing changes to State of the Environment Report action items agreed to by Council in September 2001.

Officer Interest Declaration

Nil.

Strategic Implications

Council's vision that the City of Armadale be "*Clean, green and prosperous*" and "*A place with the advantages of City living AND the natural beauty of the bushland setting*". The Actions in the State of the Environment Report can all be related to different parts of the Strategic Plan.

Legislation Implications

Nil.

Council Policy / Local Law Implications

Some actions seek to develop new Council Policy/ Local Law.

Budget / Financial Implications

The State of the Environment Report Actions have been costed into five-year plans and the "Desirable timeline/ start dates" shown in the draft 2002 Audit and Review report reflect current programming.

Consultation

Managers of departments identified as having some responsibility for Actions have been consulted.

BACKGROUND

At its meeting of 23 April 2000 Council resolved that “*Council adopt and publish the Environmental Position Paper, as amended, as its five year plan to improve the City’s environmental performance, subject to normal budget and funding considerations.*” (CS21/2000).

The Environmental Position Paper was written using a State of the Environment Reporting framework, a framework understood and in common use by the environmental community. Adoption of the State of the Environment Report was preceded by a public consultation phase.

In August 2001, Council forwarded an Audit and Review report to the Bushcare and Environmental Advisory Committee, and following receipt of their comments considered the report and adopted amendments to the State of the Environment Report consistent with the 2001 Audit and Review report. A copy of the 2001 Audit and Review report as adopted by Council (CS 66/01) has been tabled.

DETAILS OF PROPOSAL

This is the second annual audit and review of the State of the Environment Report, and focuses on the implementation of Actions.

The draft 2002 Audit and Review report is presented at the end of this item. Actions identified as completed, deleted or ongoing in the 2001 Audit and Review report have not been reproduced in this progress report. For each Action in the draft 2002 Audit and Review report, the Status summary/ Recommendation column records:

- whether the Action is completed or commenced, and if commenced the approximate percent complete;
- whether the Desirable timeline/ start date appears achievable or should be changed to a later date. Where a later date is shown this coincides (if necessary) with the timing proposed for the Action in the City’s five year plans; and
- where considered necessary there is a recommendation that the Action be changed, amalgamated with another action, or deleted.

The following actions are proposed to be added to the State of the Environment Report.

	Action	Responsibility (Department)	Desirable timeline/ start date
8.1	Develop and implement an audit and compliance process that reflects ISO 14000 for key environmental policies.	Environment & other relevant departments	2002/2003
8.2	Update the State of the Environment Report in a manner that embodies a sustainability perspective and an assessment of human settlement indicators.	Environment & other relevant departments	2003/2004

It is proposed that Council transmit the draft 2002 Audit and Review report and the proposed new actions 8.1 & 8.2 to the City's Bushcare and Environmental Advisory Committee for comment. Following receipt of the Committee's comments, it is proposed that Council consider and adopt or amend the draft 2002 Audit and Review report and the recommendations embodied in it. When the draft 2002 Audit and Review report is presented to Council for adoption or amendment, opportunities to publicise progress with implementing the State of the Environment Report may be suggested.

COMMENT

It is important that Council continues to review progress of actions under the Report.

Analysis

Of the 57 recommended actions in the State of the Environment Report 2000:

- 20 have been completed, of which 10 had been completed in 2001 and one had the Desirable timeline/ Start date changed in 2001;
- 15 are in-progress, of which three had their Desirable timeline/ Start date changed in 2001;
- six have been identified as ongoing;
- 10 items are proposed to be started in the future, of which four had their Desirable timeline/ start date changed in 2001 and five are recommended to be changed in this audit and review;
- three have been amalgamated into other actions; and
- two actions have been deleted.

Process

The report is recommended for transmittal to the Bushcare and Environmental Advisory Committee because one of the Committee's roles is "*To assist in developing, implementing and reviewing strategic conservation strategies.*" Following receipt of the Bushcare and Environmental Advisory Committee's advice, Council will be requested to adopt the changes to actions and timelines in the Status summary/ Recommendation column of the attachment. These changes essentially amend and refine the City's program of environmental protection and management identified in the State of the Environment Report over the next few years.

Council could put the draft 2002 Audit and Review report out for public comment. However, with the exception of the amalgamation of sites that were to get management plans into the maintenance program being developed for bushland areas the changes proposed for Actions in the State of the Environment Report only affect the timing or method of their implementation. Therefore, public comment is not considered warranted.

Conclusion

Commenting on the draft 2002 Audit and Review report and additional actions proposed under the State of the Environment Report falls within the role of the Bushcare and

Environmental Advisory Committee. Council should transmit the draft 2002 Audit and Review report and proposed additional actions to the Bushcare and Environmental Advisory Committee for comments prior to considering adoption of the recommendations within it.

RECOMMEND

That Council transmit the State of the Environment audit and review report and proposed additional actions 8.1 & 8.2 identified in this agenda to the Bushcare and Environmental Advisory Committee for comment, prior to considering the recommendations in the report.

Moved Cr _____
Carried/Lost ()

***CITIES FOR CLIMATE PROTECTION PROGRAM - BRANDING OF REGIONAL
COMMUNITY GREENHOUSE ACTION PLAN INITIATIVES***

WARD : All
FILE REF : PSC/031
DATE : 30 May 2002
REF : RVD/ MH
RESPONSIBLE : ED DS
MANAGER

In Brief:-

- Regional Energy Group have received professional assistance to develop a brand for initiatives under the Regional Community Greenhouse Action Plan.
- Recommend that Council endorse the brand and acknowledge it will be used for press releases and promotional materials developed by the Regional Energy Group to implement the Regional Community Greenhouse Action Plan.

Tabled Items

1. Revised device (i.e. logo).

Officer Interest Declaration

Nil.

Strategic Implications

Council's vision is for the City to be "*Clean, green and prosperous*" with a community recognised for "*A tradition of innovation - readily embracing new people and new ideas*".

Legislation Implications

Nil.

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Nil - already budgeted through Local Government Incentive Programme Grant.

Consultation

- ♦ Regional Energy Group (SE Metropolitan Councils Energy Group)

BACKGROUND

At its meeting of 12 September 2000 Council resolved "*That Council adopt the Regional Community Greenhouse Action Plan, including the goal of trying to reduce community greenhouse gas emissions within our region by 15% from 1998-99 levels by 2010-11, subject to adoption of the plan by the City of Gosnells and the Shire of Serpentine-Jarrahdale.*" The Regional Community Greenhouse Action Plan was adopted by Gosnells and Serpentine-Jarrahdale.

Actions identified in the Regional Community Greenhouse Action Plan included:

- Develop a regional marketing plan; and
- Promote energy efficient appliances.

Actions to promote development of partnerships with local/ regional business for initiatives relating to energy efficiency and renewable energy were also identified.

A Regional Energy Group with councillor and staff representatives from Armadale, Gosnells, and Shire of Serpentine-Jarrahdale was appointed in June 1999 to oversee activities that progress the Cities for Climate Protection program goals. Cr Munn, Cr Hopper and the Environmental Officer attend on behalf of the City of Armadale.

As part of developing the regional marketing plan, the Regional Energy Group agreed that it would be appropriate to develop a brand under which a range of initiatives could be marketed. Over time, a brand can gain status as a symbol that is desirable to be associated with.

Initiatives that are currently proposed or in progress include:

- Distribution of subsidised energy efficient light globes as a fund-raiser for schools (predominantly funded by a successful Emissions Reduction Incentive Program grant); and
- A Heritage FM radio series broadcast at 11am on Saturday mornings about ways to be energy efficient, which is sponsored by Thrifty Link Hardware. Information sheets about topics presented on the radio, ranging from travel choices to energy efficient appliances, are currently available in all Regional Energy Group council foyers with more progressively being prepared.

At its meeting of 29 May 2002, the Regional Energy Group was presented with a brand consisting of a badge (in this instance words with a by-line) and a device (i.e. logo) prepared by Jack-in-the Box Marketing Consultants.

With only 9 months remaining of the current Regional Greenhouse Coordinator's contract, it is important that a suitable brand be accepted now so that the community marketing phase of the project can proceed in an effective and timely manner.

DETAILS OF PROPOSAL

At its meeting of 29 May 2002 the Regional Energy Group recommended that participating Councils adopt the badge and agreed to a process to revise the device. Revision of the device is expected to be completed by 10th of June 2002 and it will be presented to the City Strategy Committee meeting.

The proposed brand (with the device that is being modified) is:



The badge meets relevant marketing criteria:

- It is provocative, making a demand of the viewer, but well mannered, direct and to the point.
- It evokes curiosity, inviting one to discover what small change can make a difference.
- It is generic in that it can be utilised to motivate the change of any behaviour that is detrimental to energy conservation.
- It is memorable, with workshop testing by the Marketing Consultants confirming a high level of recall of the by-line and the logo.

The rationale for the device (which will be presented at the meeting) is that it is representative of two simple objects. The first is a mis-skewed globe that appears as an off-centre ellipse suggesting that we have created an imbalance. This is shown as murky green to indicate that all is not really as it seems. That although we like to claim we are environmental what we have actually managed to achieve is something else entirely. The second is a lever or switch not unlike those found on railway points. This has been activated and has created a cleaner green patch of world signifying that a little action can make a difference.

The Regional Energy Group discussed whether Council logos should accompany the brand and agreed that additional logos would clutter the message, but that a line that states "An initiative of the City of Armadale, City of Gosnells and Serpentine-Jarrahdale Shire" with mention of other sponsors as appropriate would be acceptable in most instances. An example advertisement where this is done will be presented to the meeting.

It is proposed that a press release explaining the rationale associated with the brand be circulated as soon as Regional Energy Group member Councils have agreed on the brand.

Press releases, promotional articles and other materials are proposed to be developed and distributed with this brand as part of the regional marketing plan.

CONCLUSION

The Regional Energy Group has utilised professional services to create a brand that can be used to cover a wide range of initiatives to conserve the use of energy at the local level, which has sufficient intrigue for people's curiosity to be triggered, and which is, most importantly, distinctive, readily recognised and easily recalled. Used wisely, it is believed that the brand will become desirable to be associated with, which will help initiatives that involve partnerships with the business community.

RECOMMEND

- 1. That Council endorse the brand for use in Cities for Climate Protection initiatives carried out under the direction of the Regional Energy Group.**
- 2. That Council acknowledge that promotional material and press releases that use the brand will be developed and distributed under the direction of the Regional Energy Group to implement the Regional Community Greenhouse Action Plan.**

Moved Cr _____
Carried/Lost ()

***SUBMISSIONS ON PRIORITISATION OF DEVELOPMENT AREAS IN THE
ARMADALE REGION***

WARD : FORREST AND ARMADALE
WARDS

FILE REF : PSC/21

DATE : 3/5/02

REF : JR

RESPONSIBLE : PSM
MANAGER

SUBMITTEE 1 : TAYLOR BURRELL
SUBMITTEE 2 : DEVELOPMENT PLANNING
STRATEGIES

SUBMITTEE 3 : DYKSTRA & ASSOCIATES
SATTERLEY PROPERTY GROUP

SUBMITTEE 4 :
LAND OWNER : PEET ADIOS SYNDICATE LTD
SUBMITTEE 1 : PEET FORRESTDAL
SYNDICATE
PEET OAKFORD LAND
SYNDICATE LTD

LAND OWNER : VARIOUS OWNERS INCLUDING
SUBMITTEE 2 : STOCKLAND, KERSLEY,
OSBOINE, DAWKINS.

GILES

LAND OWNER :
SUBMITTEE 3 : MURDOCH UNIVERSITY
LAND OWNER :
SUBMITTEE 4 :

In Brief:-

Correspondence has been received from representatives of Peet & Co land development syndicates in respect seeking prioritisation of Development in the Brookdale/Wungong region. A second submission refers to the importance of prioritisation of a proposed Urban zone in north Forrestdale.

Recommend that Council affirm that the interests of the City of Armadale are best served by providing "a level playing field" both in Brookdale and in north Forrestdale as a means of fostering economic activity and population growth in the municipality and establishing the City of Armadale as a desirable location in which to live, work and recreate.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

City of Armadale Strategic Plan

1. Long Term Strategic Planning - Promote employment and residential growth, encouraging the economic well-being of the community.
- 1.4 Complete the structure plans for Brookdale and Forrestdale, focusing on provision of high quality residential development.

Southern River / Forrestdale / Brookdale / Wungong District Structure Plan (WAPC)

Legislation Implications

Local Government Act
Town Planning and Development Act.
Metropolitan Region Town Planning Scheme Act

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Nil.

Consultation

Nil

BACKGROUND

The submission by Taylor Burrell was briefly reported to Council's meeting of May 2001 (CS45/02) where it was resolved to recommit the matter with a view to considering a detailed analysis and response.

MRS Amendment 1028/33 (Omnibus No 5)

Council has previously made a submission to the WAPC in support of proposal No.40 which proposes to zone a site in north Forrestdale for the CY O'Connor ERADE (Education Research and Development and Employment) Village to Urban Zone under MRS Amendment 1028/33 (September D230/01). This MRS Amendment and Council's submission is now being processed by the WAPC.

The Agenda report advised that Proposal No.40 in Forrestdale is of strategic significance to the City. It proposes an Urban Zone for approximately 10ha for the expansion of the existing research facilities and location for education, research and development and employment. The proposed CY O'Connor ERADE Village includes a high technology information centre, a commercial precinct in the form of a main street neighbourhood centre and a small 3ha residential precinct to accommodate tenants, researchers and staff.

Proposed New MRS Omnibus Amendment

The Metropolitan Region Scheme Amendment proposal to zone approximately 455ha of land in north Forrestdale to Urban (August D182/01) will be subject to a forthcoming MRS Omnibus Amendment upon which Council will be invited to provide a submission during the public comments period. It is therefore appropriate that Council review the main arguments presented in Taylor Burrell's submission to assist Council's submission on that forthcoming MRS Omnibus.

DETAILS OF SUBMISSIONS

Submittee 1 – Taylor Burrell

The Peet Syndicates listed above own a total of 250 ha of land in Brookdale located generally between 3 and 5 km of the Armadale Strategic Regional Centre. The Peet Syndicate's land consists of: Lot 1 Hilbert Road (75ha proposed for 700 dwellings); Part Lot 11 Rowley Road, which is partly developed for special residential development and partly allocated for future urban development; and Lot 1 Hopkinson Road (116ha of which the northern half is identified for urban development in the District Structure Plan).

The Peet Syndicates advise that their objective is to create a new development front within close proximity to the Armadale Strategic Regional Centre and which has higher levels of amenity and commensurably higher land values than the existing residential development in Wungong. They suggest that the standards and values established by this previous development has suppressed development in the area to a point of marginal viability. The City of Armadale has consistently acknowledged and supported this as an important private development initiative.

The Peet Syndicate's commitment is to develop lot 1 and other major landholdings in Brookdale for residential use which they propose will benefit the Armadale Strategic Regional Centre by providing a much needed boost to population within its primary catchment.

Correspondence has been received from consultant Town Planning and Design firm Taylor Burrell in respect to the prioritisation of Development in the Brookdale/Wungong region. It specifically refers to matters currently before the DPI/WAPC in the context of the current MRS Amendment process (No1028/33 - Omnibus No 5) and also the Council's support for the proposal to zone approximately 455ha of land in north Forrestdale to Urban (August D182/01), which is anticipated will be subject to a forthcoming MRS Omnibus Amendment.

The essential argument of the submission is that the release of new Urban land in Forrestdale will not substantially benefit the Armadale Strategic Regional Centre and further, is likely to have a detrimental impact, in that it will draw potential urban growth away from the closer Brookdale area.

The submittee is seeking a commitment from government to adopt a strategic approach to land supply in the region. It seeks government to control the timing and direction of urban development to ensure the most effective and beneficial use of existing infrastructure. It suggests that one of the most important objectives needs to be injecting as much impetus as possible into the commercial performance of the Armadale Town Centre.

The submission suggests that it may be more appropriate for the area subject to the August 2001 proposal in Forrestdale, to be zoned to Urban Deferred as a first step, with a view to allowing some development momentum to build in areas closest to the Armadale Strategic Regional Centre, prior to lifting the zoning to full Urban.

It is understood copies of the correspondence and documentation were forwarded directly to the Mayor and Ward Councillors, the Department of Planning and Infrastructure (DPI) and the Hon. Alannah MacTiernan MLA – Member for Armadale.

The various arguments posited by Taylor Burrell in support of their submissions are listed below with brief comments as follows:

1. The inappropriateness of creating Urban zoned land in locations, which are remote from the current development front and existing service and community infrastructure

Comment – The interests of the City would be best served by providing for development in Brookdale and Forrestdale, which are non-frontal and remote from the development fronts previously established by Homeswest in the Wungong and Brookdale area. Such non-frontal development is viewed as providing opportunities for establishing a new identity for Armadale as a desirable place in which to live and invest. Council has been supportive of local and MRS rezonings for land held both by various Peet syndicates in Brookdale (Amendment No 134 to TPS No 2) and other landowners in north Forrestdale (MRS Omnibus No 5 and proposed subsequent MRS Omnibus).

2. The South East Corridor has an imbalance of development with growth focussed on the Canning Vale / Southern River areas and a lack of growth in areas to the south around the Armadale Strategic Regional Centre. This has resulted in the Armadale Centre not being able to realise its full potential.

Comment – It is acknowledged that the Canning Vale / Southern River areas have demonstrated a strong market appeal. Accordingly, development in north Forrestdale has the potential to attract some of this market demand into the City of Armadale. This will enhance local rating revenues to the City and help identify Armadale for a middle income segment of the market, which hitherto the City has only been able to capture in high amenity hills and river locations.

3. The Peet syndicates landholdings in Brookdale create a new development front within close proximity and with direct linkages to the Armadale Strategic Regional Centre will lift the broad attraction of Armadale as a living option and stimulate further growth around the Armadale Strategic Regional Centre, however, it is difficult to compete with the continuously abundant land supply within the Canning Vale / Southern River areas while keeping land values to a viable level.

Comment – It is acknowledged that the new development front in Brookdale will assist in lifting the marketing image of Armadale and because it is relatively close to the Armadale Strategic Regional Centre, in supporting development of the centre. Accordingly Council has been fully supportive of the Peet syndicate's rezoning Schemes aimed at this objective. However, it is less certain that restricting the north Forrestdale developments will cause growth to flow-on to Brookdale and thereby benefit the Armadale Strategic Regional Centre. It may be that north Forrestdale and Brookdale developments would serve different markets and both assist in changing the image of Armadale as a whole. Ultimately this would also benefit the Armadale Strategic Regional Centre.

4. Government should adopt a staged approach to land supply and channel regional demand for residential land into the Armadale locality in order to stimulate growth in and around the Armadale Strategic Regional Centre.

Comment – a staged approach to land supply is supported, however, ignoring the potential market attraction of areas around north Forrestdale holds a risk for the City, that the segment of the market that could otherwise be attracted to north Forrestdale, could be taken-up by estates

in the City of Gosnells in the Canning Vale / Southern River areas. This outcome would neither assist the growth in and around the Armadale Strategic Regional Centre nor the repositioning Armadale generally, as a place for middle income earners to locate.

5. The Southern River / Forrestdale / Brookdale / Wungong District Structure Plan states that any rezoning would occur incrementally and would be cognisant of a range of factors, including development within the urban front, therefore emphasising the need for timely development.

Comment – It is acknowledged that rezonings should be staged incrementally. However, there can be circumstances where a new front can be justified, for example where there is a need to establish a new market identity such as in Brookdale. The same situation also applies in north Forrestdale where there is potential to capture existing market demand that is currently being exclusively located in adjacent local authorities. The current concentration of all this growth in estates outside of the City of Armadale is of no benefit to the City of Armadale at all.

6. The Southern River / Forrestdale / Brookdale / Wungong District Structure Plan (DSP) states that MRS rezonings should not occur before an Urban Water Management Strategy (UWMS) has been completed and subject to technical review, however, the UWMS currently being prepared is still some time away from completion and review. The DSP also provides a sequential order of steps in a development sequence however proposals for north Forrestdale do not follow the sequence.

Comment – In respect to the sequence of actions portrayed for development in accordance with the Plan, the DSP notes that: “not all situations will be identical and this is a guide only”. The Water and Rivers Commission have completed the UWMS, which is now to be considered by the EPA and the WAPC. Where circumstances warrant multiple planning procedures can be conducted concurrently in order to maintain an efficient land planning process and avoid the lengthy delays that would inevitably result if the complex procedures were restricted to an inflexible regime based on a train of only consecutive processes.

7. The proposal for the Urban zoning under the current MRS Omnibus Amendment No 5 for the ERADE village is a discrete urban cell which is isolated from current urban development fronts by permanent or long term barriers to progressive frontal development (eg reserves, water protection and kennel areas). While urban potential for this area is not argued, the timing of its zoning and development should be deferred giving short term priority to continued frontal growth in Canning Vale / Southern River areas and the stimulation of new growth within the primary catchment of the Armadale Strategic Regional Centre.

Comment – As stated previously there can be circumstances where a new front can be justified. Also, the nature of the ERADE village as a research and business facility with associated residential living warrants an urban zone rather than a rural zone. As noted above Council has previously supported the zoning changes under MRS Omnibus Amendment No 5 for the ERADE village.

8. The growth of the Armadale Strategic Regional Centre has been hampered by the slow rate of urban development within its immediate catchment as acknowledged in the

Enquiry By Design Report which states that “it lacks a significant up stream catchment for the services it provides” and “If the town centre is to be supported by growth, the timing of population growth in Armadale, Brookdale, Wungong and Forrestdale should be brought forward. For retail health of the town centre, focussing growth on the suburbs of Wungong and Brookdale should be a priority, as well as encouraging higher levels of residential density.” In summary it is the “upstream” catchment that should be prioritised ie Wungong and Brookdale.

Comment – It is acknowledged that the Report proposes Wungong and Brookdale as priority suburbs, however, the above extract also mentions Forrestdale as one of the areas in which population growth should be brought forward. This implies that the Enquiry By Design Report did not intend that prioritisation of Wungong and Brookdale would necessarily be dependent upon choking-off or delaying development in north Forrestdale.

The development and investment in the Armadale Strategic Regional Centre is evidenced by the recent and proposed developments for the Harvey Norman and Homestyle Furniture showrooms and the revamping of Pioneer Village. Together with other projects such as the tenders for the development of a commercial cinema centre and the railway station redevelopment, these recent initiatives can be anticipated to generate further investment in the Armadale City Centre.

The statistics quoted in the submission alleging poor performance of the City Centre and residential development in Armadale as a whole, are at best, partial and incomplete and do not tell the full story. The Metropolitan Development Programme for 2001 – 2002 indicates an improvement of the Armadale share of lot development over the figures shown for the earlier years quoted in the submission.

9. The level of provision of community infrastructure provided in the Armadale Strategic Regional Centre requires a concerted commitment to increasing catchment population.

Comment – Council has promoted increased population in the catchment by supporting statutory and strategic planning for new residential estates in Brookdale and Forrestdale.

10. Over a period of 10 years Brookdale could contribute an extra 1200 families to the Armadale Strategic Regional Centre catchment without Forrestdale however if Forrestdale competes this could be reduced to only 750 families.

Comment – the figures quoted indicate that any loss to Brookdale would be compensated by an equal if not greater boost to the population of Forrestdale.

11. Ad-hoc unstaged zoning in Forrestdale will undermine the efforts of both government and private efforts to stimulate growth in and around the Armadale Strategic Regional Centre.

Comment – the proposed zoning of north Forrestdale is in accordance with the District Structure Plan and therefore is not ad-hoc as asserted. There is little evidence to support a hypothesis that development in north Forrestdale will necessarily undermine development in other locations. Efforts by government or the private sector to stimulate growth in and

around the Armadale Strategic Regional Centre should be supported but not by ignoring all other opportunities to stimulate economic development and population growth in Armadale.

Submittee 2 - Development Planning Strategies

The Development Planning Strategies submission refers to the proposed urban zonings in north Forrestdale and more particularly, to the Taylor Burrell submission that development of the Brookdale landholdings of various Peet syndicates should be given priority to proceed before north Forrestdale.

Development Planning Strategies responses to Taylor Burrell's arguments to favour Brookdale are listed below with brief comments as follows:

1. In the SRFWB District Structure Plan, north Forrestdale is one of the least constrained areas for urban development and recommended to be one of the first areas to be rezoned urban under the MRS and this was confirmed by the recently completed Urban Water Management Study undertaken by JDA Consultancy Hydrologists.

Comment – addressing the water management issues will require significant effort, reform of water management techniques and innovative solutions, both within government and in the development industry itself. The constraints in north Forrestdale are less significant than other areas and are capable of being managed through the planning and environmental assessment processes.

2. The MRS rezoning proposal and associated concept Structure Plan is well on the way to creating a benchmark premier urban growth centre providing a vibrant new community at the front door to Armadale. The planning Steering Group for north Forrestdale, which is coordinated by the City of Armadale, has been extremely effective in coordinating all the landowners in preparing a detailed concept Structure Plan for this first stage rezoning which is based on the latest best practice in urban design.

Comment – The first step in submitting a coordinated and thorough proposal for an MRS amendment has been achieved and while there are many issues of infrastructure coordination and detailed structure planning yet to be resolved, these can be managed through the stages of the planning and environmental assessment processes and with coordination between landowners provided by the Steering Group.

3. North Forrestdale provides a significant opportunity to attract into Armadale, the “higher wealth/earner” individuals and the middle to upper socio-economic demographic groups that were recommended in economic development strategies by Derek Kemp. These people are the drivers and decision makers who can positively influence social and community employment patterns.

Comment – the Canning Vale / Southern River areas have demonstrated a strong market appeal and development in north Forrestdale has the potential to attract some of this market demand into the City of Armadale. This will enhance local rating revenues to the City and help identify Armadale for a middle income segment of the market, which hitherto the City has only been able to capture in high amenity hills and river locations.

4. The north Forrestdale cell will include an important high end employment catalyst called the ERADE Village the first stage of which is Research and Development Incubators and their development is underway. The development of a quality residential precinct adjacent to Village is a critical element in attracting businessmen and investors to ERADE (where investors live influence decisions on investment and business location).

Comment – it is highly desirable and only too rare to have a well advanced business proposal associated with a new residential estate that offers opportunities for employment for a new community.

5. The core group of land owners within the north Forrestdale cell are proven quality developers with a track record in achieving excellence in state, national and international awards.

Comment – Stockland (formerly Taylor Woodrow), Satterley Property Group, Gillam and Osboine are proven quality developers who are keen to commence development and establish north Forrestdale as a highly desirable residential estate and magnet to attract higher income earners to the City.

6. The north Forrestdale cell land will not be competing in the same market for the same residential end users as the Peet and Co land and the rezonings currently underway in City of Gosnells pose greater threats to Peet and Co's developments.

Comment – it is likely that north Forrestdale will attract residents who otherwise would locate in the nearby estates in Gosnells.

7. If the north Forrestdale rezoning is stalled much of the potential market will relocate to Southern River in Gosnells thus restricting the potential revenue base for the City of Armadale.

Comment – Council's Strategic Plan includes goals to diversify the rate base and encourage investment, which the north Forrestdale land has potential to do.

8. The north Forrestdale cell is a fantastic opportunity to create a new gateway for the City of Armadale and establish a different product to that currently offered in the municipality. The positive collaborative approach provided by Council is greatly appreciated and with this approach we can collectively bring this exciting project to fruition.

Comment – to establish a new market identity is an important strategic goal for Armadale, that in the long run will also be of benefit in regenerating the Strategic Regional Centre.

Submittee 3 – Dykstra and Associates

The Dykstra and Associates submission refers to the proposed urban zonings in north Forrestdale and more particularly, to the Taylor Burrell submission that the proposed urban

zonings in north Forrestdale be delayed to allow development of the various Peet syndicates Brookdale landholdings to proceed in the first instance.

The submission considers that any attempt to prioritise the Brookdale urban development front, over and above other logical development fronts in the City of Armadale have no planning or marketing rationale for the following reasons:

1. Forrestdale offers stronger links in terms of public transport servicing urban communities as it is only 5km away from the Kwinana Freeway and future southern rail link, whereas the Brookdale Urban development front is approximately 10km away from this important regional road and rail link.

Comment – the linkage and ease of access to the wider urban context in which any new residential community s located will be a strong influence in its market appeal and therefore the growth it can attract. While it is acknowledged Forrestdale has proximity to the Kwinana Freeway and future southern rail link, equally Brookdale benefits from proximity to the proposed Tonkin Highway and existing Armadale rail line.

2. The Forrestdale proposal offers an opportunity to create a quality urban development image at one of the most significant entries into the Armadale district. By contrast the Brookdale Urban development front will remain in the “backyard” of Armadale until such time as the Tonkin Highway extension goes south of Armadale Road.

Comment – the north Forrestdale proposal provides opportunities for establishing a new identity for Armadale as a desirable place in which to live and invest and capture development that is currently location in areas outside of Armadale. The construction of the Tonkin Highway extension south of Armadale Road will assist in regional access to the Brookdale area and is proposed to be completed to Armadale Road by 2004 and subsequently to Mundijong Road.

3. The creation of more than one urban development front around the Armadale district provides the opportunity for the creation of different products to attract different levels of the market. It is conceivable that the product being considered for the Brookdale area will attract a different market than the quality of urban development that is intended for the Forrestdale area (ie the high standards being achieved at Canning Vale can easily be extended as frontal development proceeds into this Forrestdale precinct).

Comment – the choice of home seekers in establishing in one location over another will differ for individual families with such factors as perceptions of quality development standards and regional accessibility to services and employment centres being among the most important considerations. While both Brookdale the north Forrestdale development areas will be expected to provide quality estates with good regional accessibility, it may be that north Forrestdale and Brookdale developments would serve different markets and both assist in changing the image of Armadale as a whole. Ultimately giving new home seekers a choice may also benefit the Armadale Strategic Regional Centre.

4. The argument that one development area should be given a greater priority over another assumes that Armadale will only ever attract a limited part of the metropolitan

residential market place. There should be a more positive approach of “increasing the size of the pie” rather than trying to pick who should get the “existing small slice of the pie”. Government and the development industry should work on strategies to promote the Armadale district as a whole and thereby attract a larger proportion of the metropolitan residential market place to Armadale.

Comment – the potential to attract new home seekers who are currently locating in new estates in Canning Vale and Southern River would be a way of “increasing the size of the pie”. Offering home seekers a choice between locating in the north Forrestdale or the Brookdale developments is considered the best overall strategy to capture economic activity and boost population growth with long term benefits to the City of Armadale as whole.

Submittee 4 - Satterley Property Group

The Satterley Property Group acts on behalf of Murdoch University who own Lot 6 Nicholson Road, which is part of the proposed MRS Amendment to Urban zone. The submission cites the following concerns in respect to the Peet and Co syndicates submission:

1. The land which forms the Forestdale MRS Amendment proposal is acknowledged as one the least constrained areas for urban development within whole Southern River, Forrestdale, Wungong and Brookdale areas. This is confirmed in the District Structure Plan and subsequently by the recently completed Urban Water Management Study undertaken by JDA Consultant Hydrologists under contract to the Water and Rivers Commission.

Comment – The constraints in north Forrestdale are less significant than other areas and are capable of being managed through the planning and environmental assessment processes.

2. The landowners within the MRS Amendment proposal have achieved an extraordinary level of cooperation in facilitating a Local Structure Plan for the orderly development of the area through the Steering Group coordinated by the City of Armadale. The landowners are focussed on achieving best outcomes for the Forrestdale area.

Comment – The north Forrestdale development proposal is assisted by the large size of landholdings involved and the core development groups of the current MRS proposal, who comprise of experienced land developers. Their demonstrated ability to work cooperatively together and keenness to proceed with development is also favourable to development outcomes.

3. The core group of land owners within the north Forrestdale cell are proven quality developers with a track record in achieving excellence in state, national and international awards.

Comment – Stockland (formerly Taylor Woodrow), Satterley Property Group, Gillam and Osboine are proven quality developers who are keen to commence development.

4. The Forrestdale Urban cell provides a significant opportunity to attract middle to upper income earners as has been achieved in the Canning Vale locality.

Comment – the conjunction of proven developers, favourable location and limited land constraints provides the north Forrestdale area with an opportunity to establish a highly desirable residential estate and magnet to attract higher income earners to the City.

5. The Peet and Co suggestion that the Forrestdale Urban area will not contribute to the Armadale Regional Centre is not substantiated. Furthermore, the land at Brookdale would be totally different to the market for the Forrestdale landholdings and therefore each area would complement the other.

Comment – There is little evidence to support a hypothesis that development in north Forrestdale will necessarily undermine development in other locations or the City Centre. Opportunities to stimulate economic development and population growth in Armadale such as Forrestdale need to be promoted.

6. The Forrestdale Urban area will put in place a substantial amount of investment infrastructure, which would directly benefit the Armadale area, however, this would be put at risk if the rezoning is stalled for any reason.

Comment – the statutory rezoning and planning processes can be lengthy and multi-levelled. Consequently developers require reasonable levels of assurance and the certainty provided by an orderly rezoning process. This allows developers to accept the risks associated with the detailed planning and infrastructure investments, which are necessary to bring a new residential community into reality (this principle was applied equally to the recently Gazetted Peet / Forrestdale rezoning of Lot 1 Hilbert Road, by the City's support through the rezoning and environmental assessment processes).

COMMENT

Preferred Strategy to Enhance Demand and Population Growth in Armadale

The success or failure of a residential land market is fundamentally a function of a balance in the supply of zoned and serviced residential lots and the demand from people wishing to live in the area. The existence of considerable supply of zoned and serviced land in Armadale, indicates that the lack of market demand is the main factor limiting population growth in the City of Armadale. A public policy strategy aimed at stimulating increased demand would be positive response to the imbalance of demand and supply. Restricting the supply of land in Armadale is a strategy that is possibly more risky and less positive.

The over-arching goal of City strategy should be to market the municipality as a desirable location in which to live, work and play. The establishment of desirable new residential estates in Armadale will be one important element among a range of strategies needed to successfully market the many attractions of the City. Both Brookdale to the south west of the City Centre and north Forrestdale to the north west of the City Centre, would present an opportunity and a choice for new lot purchasers to locate in the City of Armadale, rather than elsewhere.

No evidence has been submitted to support the proposition that restricting the supply of zoned and serviced land in Forrestdale would result in an increased demand for land in Brookdale. Indeed the material submitted indicates that choking-off development in Forrestdale would by in

large, result in a greater uptake of land in Southern River. It is not clear how this outcome would assist either the Armadale City Centre or the Armadale municipality as a whole.

It is recommended that the broad interests of the City of Armadale are best served by providing “a level playing field” on which individual developers can supply a choice of residential products in a range of Armadale locations from which new purchasers can choose. Exclusive reliance on one development front or locality to deliver future successful residential estates and population growth for the City, involves a risk that the product will not match the product being demanded by the market. Consequently opportunities for population growth would be lost to estates in other local authorities.

CONCLUSION

The development and investment in the Armadale Strategic Regional Centre is evidenced by the recent and proposed developments for the Harvey Norman and Homestyle Furniture showrooms and the revamping of Pioneer Village. Together with other projects such as the tenders for the development of a commercial cinema centre and the railway station redevelopment, these recent initiatives can be anticipated to generate further investment in the Armadale City Centre.

It is recommended that a level playing field strategy aimed at giving the residential land market a number of development nodes from which new purchasers can choose, offers the best prospect of establishing population growth via successful residential estates. The new marketing identity thus established would stand to the benefit of the municipality as a whole, including the City Centre and other developments within the City.

Land in Brookdale already has a head start over land in north Forrestdale in establishing a new development front. The area south and west of the Wungong Brook and north of Rowley Road and immediately east the Tonkin Highway is already zoned Urban in the MRS (MRS 1026/27 – May 2000). Lot 1 Hilbert Road for the Peet Forrestdale Syndicate was Gazetted as Residential Zone - Development Area (Environmental Conditions) on 4th June 2002. Other land in Brookdale to the east of the Wungong Brook is zoned Urban Deferred in the MRS (979/33) and can easily be converted to full Urban zoning if required.

It is recommended that a strategy which involves a number of developers providing land in a number of locations offers the best prospects of capitalising on market demand.

North Forrestdale is well located in terms of proximity to the estates along South Street that have been successfully marketed in the past decade. North Forrestdale therefore offers a good prospect of being able to attract new purchasers who would otherwise locate in estates in Canning Vale and Southern River. The Brookdale land offers opportunities for a new urban front remote from the past patterns of development in Wungong and Brookdale. Both areas have positive benefits for the City of Armadale as a whole that makes them both worthy of support.

RECOMMEND

That Council affirm its position that:

- 1. The broad interests of the City of Armadale are best served by providing “a level playing field” on which individual developers can supply a choice of residential estates in a range of Armadale locations.**
- 2. The City of Armadale is supportive of developing new residential estates in both Brookdale and in north Forrestdale as a means of fostering population growth in the municipality and establishing the City of Armadale as a desirable location in which to live, work and recreate’**
- 3. That the tenor and reasoning for Councils view be conveyed to the Minister for Planning and Infrastructure, the WAPC and to the parties making submissions on the issue of development prioritisation within the City of Armadale.**

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2002-2003 COUNCIL DRAFT BUDGET

WARD All
FILE REF: FIN/7
DATE 7th June 2002
REF TM/RST
RESPONSIBLE CEO
MANAGER

In Brief:

- Review of the consolidated 2002-03 Draft Budget following consideration and recommendation by all three Standing Committees.
- Recommendation is that
 - the 2002-03 Council Draft Budget inclusive of the schedule of proposed rates be advertised for public comment.
 - the budget timetable be varied.

Officer Interest Declaration

Nil

Strategic Implications

Corporate Services - The sound financial management of Council will be measured by:-

- Level of excellence in financial audit reports
- Level of contribution of rates to total revenue
- Affordability of rating levels
- The Council's debt ratio
- The long term financial viability of Council
- Adequate funding of City facilities and services

Legislation Implications

Section 6.2 of the Local Government Act 1995

Part-3, Regulations 22 to 33 of the Local Government (Financial Management) Regulations 1996

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

This Committee will make a recommendation to Council on the adoption of the 2002-2003 Annual Budget.

Consultation

The Budget has been subject of extensive internal consultation.

The Principal Activity Plan has been advertised for public comment.

Draft Directorate Budgets have been the subject of consideration by the respective Committees.

INTRODUCTION

The purpose of this report is to provide Committee with an overview of the consolidated 2002-03 Draft Budget and to recommend to Council a Draft Council Budget for public comment purposes. Each of the Standing Committees have now made recommendation on their respective draft budgets.

Final consideration of the Budget will occur at the special City Strategy Committee meeting scheduled for 24th July 2002 from which final recommendation will be made to the August 6th Council Meeting. The public notice/comment requirements of the Act for both the Principal Activities Plan and Proposed Rates will have been completed by the 24th July 2002.

Committee's primary task is to consider and review the components of the consolidated draft budget, in particular the **key revenue components** such as rates and the deficit, and the **net expenditure fund allocations** to the Directorates.

BACKGROUND

The Budget Process to Date

The Draft Budget as presented in this report brings together the following deliberations of Committees and Council,

- workshop and information sessions for members held on 19th February 2002 and 13th March 2002 regarding the 5 Year Forward Plan,
- Consideration and approval of a 5 Year Forward Plan (April 2002) from which the Principal Activity Plan has been prepared and advertised for public comment. The 5 Year Forward Plan has been the guiding reference for Committees when formulating their draft budgets. It is to be noted that when resolving the Five Year Plan financial estimates, one of the many underpinning elements of the Plan was a proposed 5.5% rate increase which has (2) components to it namely:
 - A "real" increase of 2.5% to address and fund a number of key strategic initiatives; and
 - An increase of 3% to meet general cost increases – consistent with the current consumer price index (CPI) factor.

The Plan is presented at Attachment A-2 of the Agenda.

- In May the Community, Development and Technical Services Committees considered and made recommendation on their respective draft budgets. The resolutions from each of the Standing Committees on their respective draft budgets were:

Development Services Committee (Ordinary Meeting held on 13th May 2002)

- That no new policy allocation be made on the Development Services Directorate's Draft Budget in relation to the Place Manager contract extension, pending an approach to the Armadale Redevelopment Authority requesting its assumption of funding responsibility for the Place Manager's services.
- That the Development Services Directorate's 2002-03 Draft Budget as presented to and amended by Committee, be referred to the City Strategy Committee for consideration.

Technical Services Committee (Special Meeting held on 22nd May 2002)

- That the Technical Services Directorate's 2002-03 Draft Budget as presented to and amended by Committee, be referred to the City Strategy Committee for consideration.

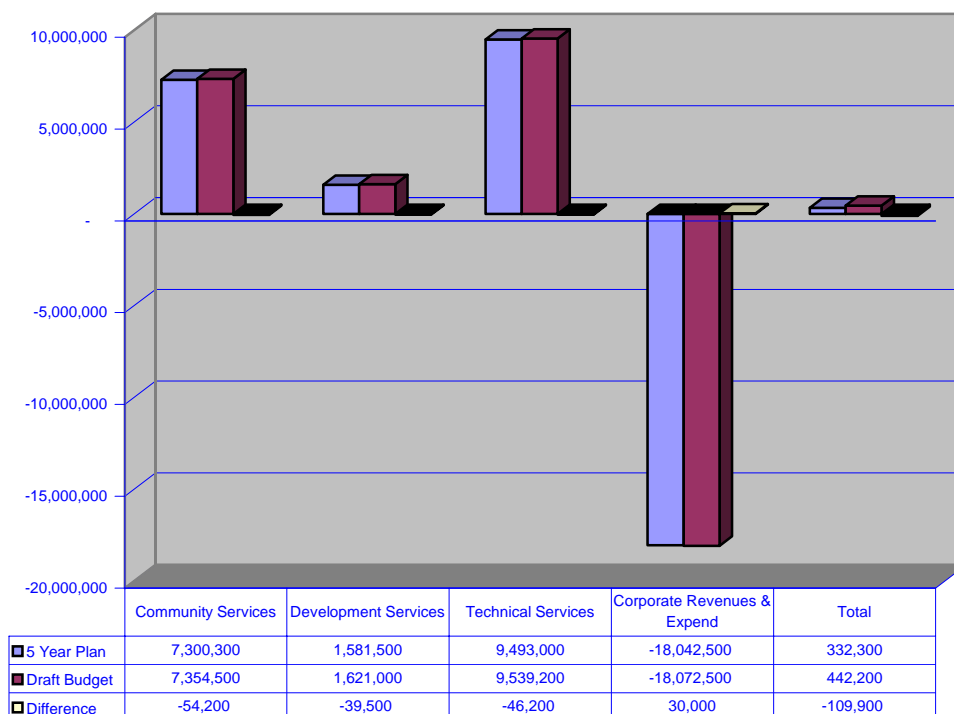
Community Services Committee (Ordinary Meeting held on 28th May 2002)

- That the Community & Corporate Services Directorate's 2002-03 Draft Budget as presented to and amended by Committee – (the following dot points refer to the agreed amendments) - be referred to the City Strategy Committee for consideration:
 - that as an alternative to the proposed \$60,000 Cultural Plan Review new initiative, a similar allocation be made to implement previously identified cultural arts projects and that a report which conceptually scopes those projects be presented to the June 2002 Community Services Committee meeting,
 - that the proposed Chaplaincy Program contribution of \$7,000 be increased to \$10,000 and that this contribution be dependent upon Council receiving prior details of the proposed programs that the contribution will facilitate;
 - there be agreement “in principle” to the funds currently allocated in the 5 Year Plan (2004-05) for the Forrestdale Tennis Court project (\$14,000) being re-allocated to fund a proposed skate park in Forrestdale and that the pending report on skate facilities within the City be presented to the June 2002 Community Services Committee meeting.
- Also in May, the City Strategy Committee made recommendation to Council on the 2002-03 Budget Timetable and the member fees and allowances for inclusion in the draft budget.
- It is to be noted that the Report and Recommendations from the Rating Review Working Party (RRWP) on the proposed schedule of rates will be tabled at the meeting. The RRWP met on 4th June 2002 to give preliminary consideration to a number of proposed rating models and is scheduled to meet again on 10th June 2002 to further consider the matter and make recommendation to this committee meeting.

REPORT AND COMMENTS

To provide a context for Committee’s draft budget deliberations, it is proposed to compare the Committee/Directorate recommended funding to that established by Council in the Five Year Forward Plan workshops held earlier this year. The following chart shows that comparative analysis and what is important to note is that the draft budgets as resolved by the Committees when aggregated reflect a funding requirement greater than that provided in the 5 Year Forward Plan by an amount of \$109,900.

5 Year Plan Allocations V's Draft Directorate Budgets



The new initiatives included in the 2002-03 draft budget are summarised hereunder. It is to be noted that the majority of these new initiatives have been the subject of reports to Council over the last 12 months. Some of these new initiatives, those marked with a “*”, were specifically identified for inclusion in the 5 Year Forward Plan by Council at its Special Meeting held on 2nd April 2002 and published in the Principal Activities Plan.

Description of New Initiative	Requested Funds \$
<u>Community & Corporate Services</u>	
*Marketing/Promotion	50,000
*Replacement of Computer System	125,000
*Community Service Needs Framework	51,500
Local Studies Library	53,000
Youth Development Officer	15,000
Seniors Coordination Project	35,000
Cultural Projects	60,000
Volunteer Centre	10,000
Homework Support Service	5,000
School Chaplaincy Contribution increase	6,500
<i>sub total</i>	411,000
<u>Development Services</u>	
Executive Director Position Overlap	20,000
Directorate Service Officer	19,800
Heritage Plaques	2,500
<i>sub total</i>	42,300
<u>Technical Services</u>	
*City Centre Projects	103,000
Civil Works	5,900,500
Parks & Reserves Development	209,000
Property Development	542,300
Vehicle Classifiers	3,300
<i>sub total</i>	6,758,100
Total	7,211,400

[Note to the above table: the explanatory details in support of the above initiatives are provided in the Directorate Draft Budget Reports presented to the Standing Committees.]

Following Committee/Directorate recommendations all Budget schedules have been reviewed with a view to “balancing” the \$109,000 and bringing the Budget back into line with Council’s Five Year financial strategy.

Given that the total Budget is \$32.4M it is considered that the \$109,000 can be accommodated as follows:-

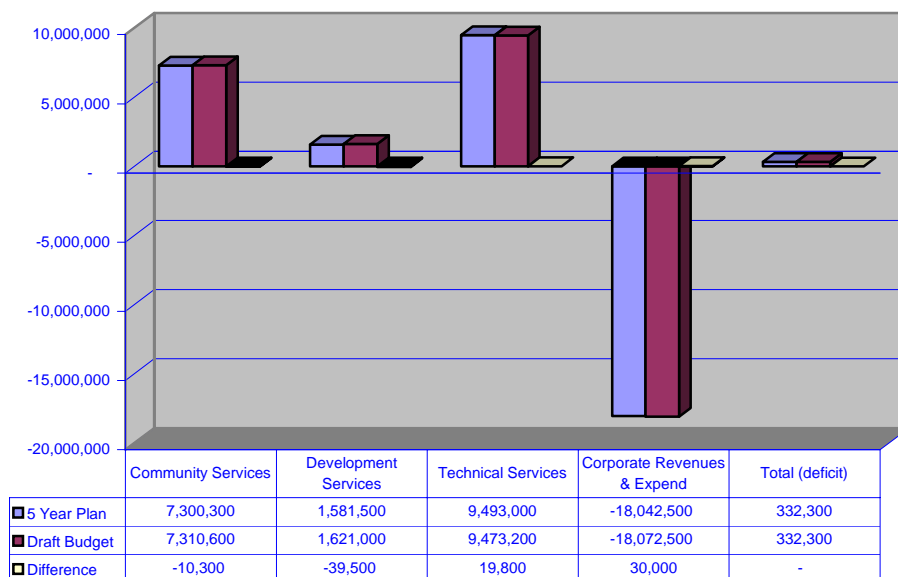
- It was reported to both the Development and Technical Services Committee meetings that a contributing factor to the \$109,900 variance is the matter of increased vehicle changeover costs. In this regard, it is proposed that this added expense (\$33,000) be temporarily funded from the Plant & Equipment Reserve Account on the understanding that as part of the next review of the 5 Year Plan and Plant Replacement Programme, adjustments are made which would enable any deficiency in the Reserve Account to be repaid over the remaining years of the Plan. It should be noted that the City’s Plant

Reserve is now fully funded from Council’s operations and no longer makes annual demands for Budget allocation.

- The remaining balance (\$76,900) can be accommodated through a range internal expenditure cutbacks and revenue adjustments spread across all directorate budgets under the oversight of Executive Directors.

If Committee is supportive of these recommendations, then the 2002-03 Corporate Draft Budget “balanced” position is as follows:

**5 Year Plan Allocations V's Draft Directorate Budgets
After Adjustments by Manex**

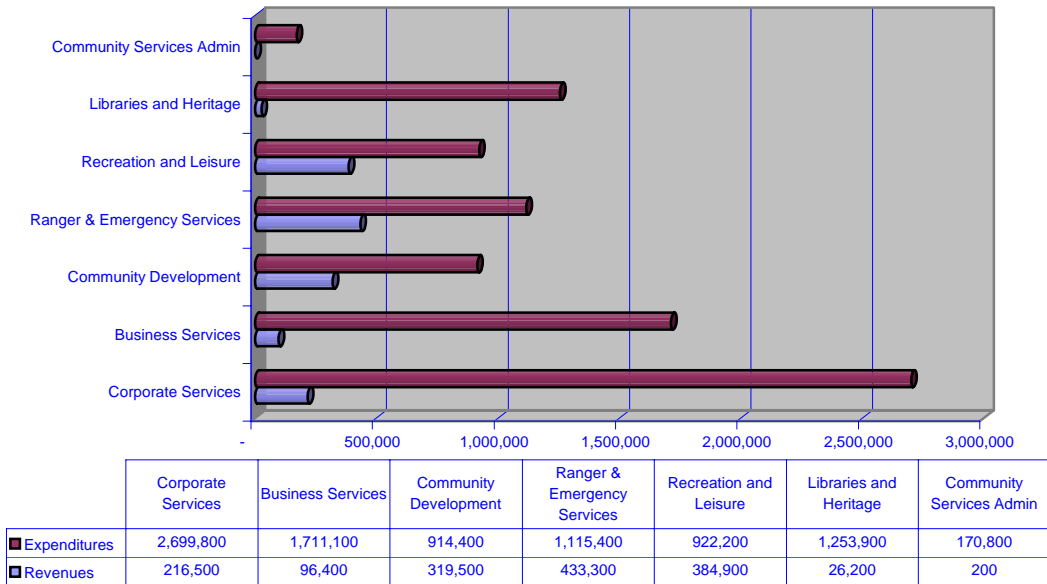


The following series of charts and tables provide an overview of the proposed 2002-03 revenues, expenditures and net funding for each of the Directorates and the services therein;

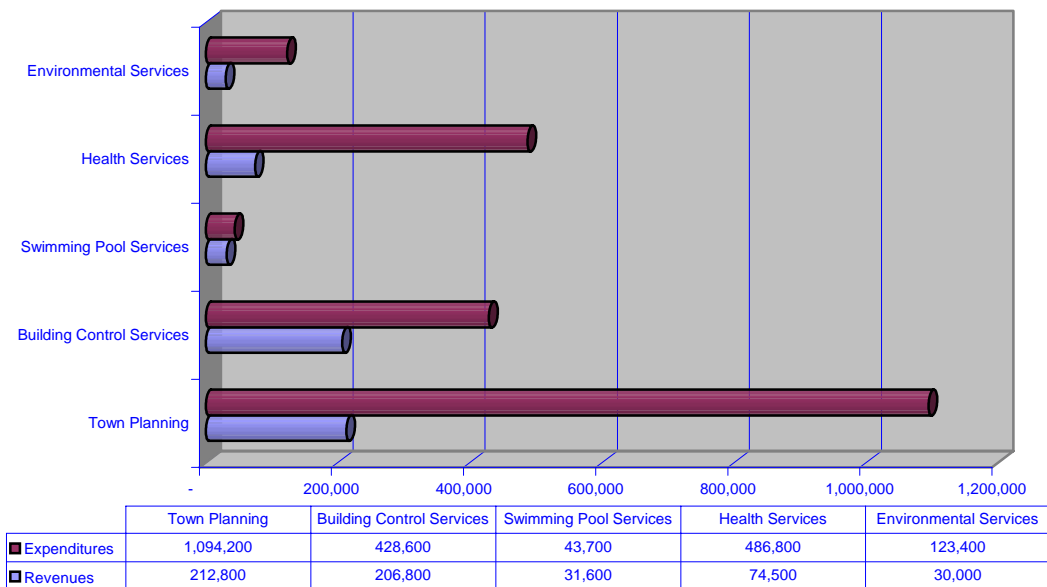
Directorate & Services	Revenues	Expenditures	Funds Required
Community & Corporate Services			
Corporate Services	216,500	2,699,800	2,483,300
Business Services	96,400	1,711,100	1,614,700
Community Development	319,500	914,400	594,900
Ranger & Emergency Services	433,300	1,115,400	682,100
Recreation and Leisure	384,900	922,200	537,300
Libraries and Heritage	26,200	1,253,900	1,227,700
Community Services Admin	200	170,800	170,600
<i>Directorate Total</i>	1,477,000	8,787,600	7,310,600

Directorate & Services	Revenues	Expenditures	Funds Required
<u>Development Services</u>			
Town Planning	212,800	1,094,200	881,400
Building Control Services	206,800	428,600	221,800
Swimming Pool Services	31,600	43,700	12,100
Health Services	74,500	486,800	412,300
Environmental Services	30,000	123,400	93,400
<i>Directorate Total</i>	555,700	2,176,700	1,621,000
<u>Technical Services</u>			
Civil Construction	3,247,000	5,977,700	2,730,700
Civil Maintenance	4,400	1,359,000	1,354,600
Parks & Reserves Development	39,000	234,700	195,700
Parks & Reserves Maintenance	9,500	2,073,500	2,064,000
Property Development	200,000	542,300	342,300
Property Maintenance	82,400	1,066,400	984,000
Waste Collection	889,700	907,000	17,300
Waste Disposal	1,474,000	1,262,500	211,500
Waste Minimisation	1,279,000	1,303,500	24,500
Waste Management	2,687,000	2,703,000	16,000
Veh & Plant Replacement	1,444,400	1,411,400	33,000
Supply Services	3,700	66,800	63,100
Mechanical Services	-	-	-
Crossovers	219,800	340,600	120,800
Street Lighting	23,500	560,200	536,700
Public Utility Reinstatements	64,000	64,000	-
Private Works	10,500	10,500	-
Technical Services Admin	7,200	485,700	478,500
Contract Admin & Design	5,300	374,600	369,300
Engineering Development	26,000	89,800	63,800
Strategic Planning	127,100	315,700	188,600
Asset Management	-	156,900	156,900
ARK Roadwise	37,500	48,400	10,900
<i>Directorate Total</i>	11,881,000	21,354,200	9,473,200
Corporate Revenues & Expend	18,176,000	103,500	18,072,500
Grand Total	32,089,700	32,422,000	332,300
5 Year Plan Allocation			332,300
Draft Budget > 5 Year Plan by:			-

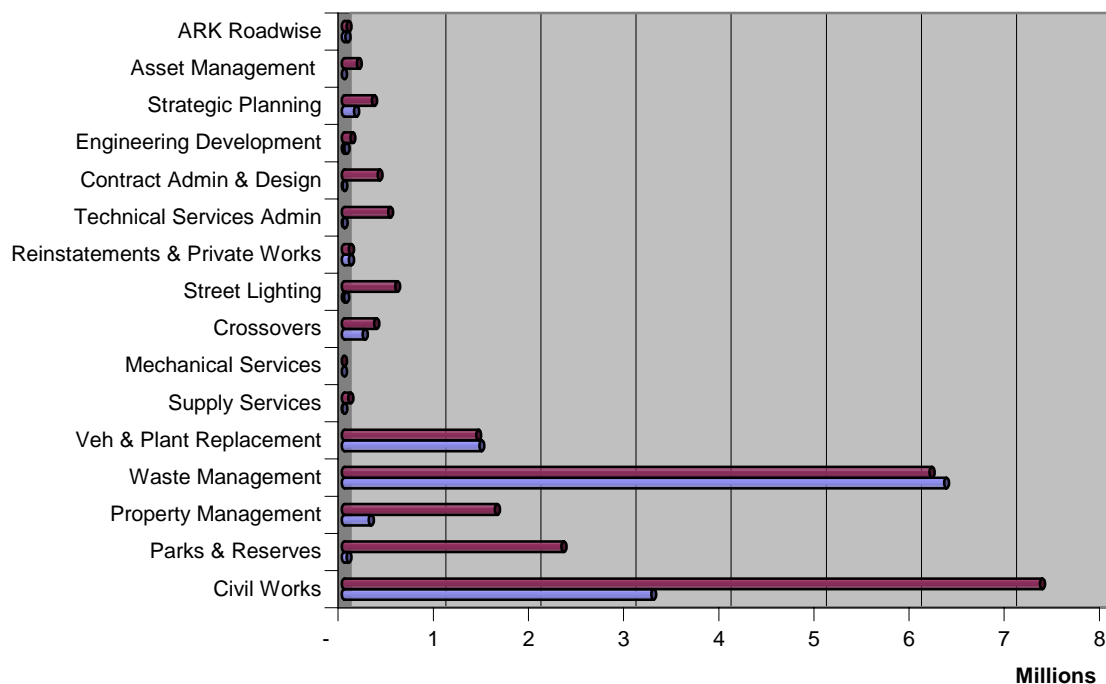
**2002-03 Draft Budget
Community & Corporate Services Directorate Revenues & Expenditures**



**2002-03 Draft Budget
Development Services Directorate Revenues & Expenditures**



**2002-03 Draft Budget
Technical Services Directorate Revenues & Expenditures**



Other Draft Budget Matters Requiring Consideration

In reviewing all deliberations to date, a number of matters have been identified which are either to be noted and/or considered for inclusion in the draft Budget, i.e.

Civil Works – Roads to Recovery Program & Local Bicycle Route Program

- As reported to the Technical Services Committee:
 - as a consequence of the Federal Government’s recent budget decision to reduce funding allocations for this program for the 2002-03 year, the currently budgeted program of \$144,600 will now not occur – the net financial impact on the draft budget is nil given the program has a matching revenue and expenditure budget, but the Works Programme is reduced.
 - A grant application of \$133,000 for Local Bicycle Route works is currently pending approval – again, if this grant is approved the net financial effect on the draft budget will be nil, but this will enable more work to be included.
 - the draft budget at this stage has not been amended to reflect these matters.
- *This matter is reported primarily for notation purposes.*

Waste Collection Services – Proposed Domestic Waste & Recycling Charge

- At the Technical Services Committee meeting held on 27th May 2002, it was agreed that the proposed rubbish charge of \$138pa for the domestic waste and recycling service be increased to \$140pa (the current charge is \$130pa) with the additional revenue to be transferred to the Waste Management Reserve Accounts, ie. nil financial effect on the draft budget,
- *This matter is reported primarily for notation purposes.*

General Purpose Funding – Grants Commission - \$55,000

- It is to be noted that the Grants Commission revenue estimate included in the current draft budget is \$1,957,000, reflecting a \$55,000 (approximately 3%) increase (consistent with the decision taken to vary recurrent revenues and expenditures by the CPI factor) on the 2001/02 grant. The reason for reporting this matter is the possibility of the Commission's determinations resulting in a lesser figure given that Council is one of the few remaining metropolitan local governments not already on a minimum grant allocation – confirmation of Council's grant allocation should be known in the next 2-3 weeks,
- This matter is reported primarily for notation purposes although there is a moderate risk of the grant being similar to the current year in which case the financial impact may be a **revenue loss of up to \$55,000.**

Development Services – Place Manager Contract Extension - \$29,000

- In response to the Development Services Committee's resolution namely:
 - *That no "new policy" allocation be identified on the Development Services Directorate's draft budget in relation to the Place Manager contract extension, pending an approach to the Armadale Redevelopment Authority requesting its assumption of funding responsibility for the Place Manager's services,*

Committee is urged to consider this deletion carefully as it is understood that Council is committed to continuing the strategic projects underway (Champion Lakes, Cinema, City Centre, Business Park). While it is appropriate to examine joint funding with the ARA, it is suggested the Council should make Budget allocation pending discussions with the ARA. An allocation of \$29,000 provides Council with the option and capacity to implement its own economic development initiatives within the City in the event that the Redevelopment Authority proposition does not eventuate.

Parks & Reserves Development – Skate Facilities Forrestdale - \$14,000

- In response to the draft budget discussions had at both the Technical and Community Services Committee meetings regarding:
 - the possible reallocation of funds to facilitate a skate park in Forrestdale utilising funds currently allocated in year 2004-05 of the 5 Year Plan for Tennis Courts in Forrestdale given the likelihood of attracting external funds and the proposal having been identified in the Youth Recreation Needs Study as a high priority in terms of skate park facilities within the City,*

clearly this resolution does not make allowance for funding in the 2002-03 Draft Budget. The \$14,000 for a skate park facility in Forrestdale now replaces the \$14,000 Forrestdale Tennis Courts resurfacing project in year 2004-05 of the 5 Year Plan.

- This matter needs to be noted. Should there be support for inclusion of this proposal in the Draft Budget, then final inclusion would be subject to the proposal receiving favourable recommendation in the pending report to the June 2002 Community Services Committee regarding skate park facilities within the City.

Parks & Reserves Development – Kelmscott BMX Facility Upgrade - \$5,000

- In April this year, Council responded to advice received from the Department of Sport & Recreation regarding successful grants from the CSRFF program, resolving as follows:

That Council accept the grant of \$1,000 from the Department of Sport and Recreation for the Kelmscott BMX Facility and include for consideration in its 2002-03 draft budget an amount of \$5,000 for stage 1 of an upgrade to the Kelmscott BMX Facility.

- It is advised that due primarily to budgetary constraints there is no allocation currently in the 2002-03 draft budget for this proposal.
- The background in brief to this matter is as follows:
 - *the basis of the original grant application resolved by Council in November 2001 was a stage 1 facility upgrade \$9,000 project including removal of dilapidated fencing, removal of rubble and levelling of the area at the southern end of the track and general levelling of the area around the track with some minor upgrading of the track with the proposed funding being a grant of \$3,000, a council contribution of \$5,000 and a club contribution of \$1,000,*
 - *the subsequent stages of the facility upgrade was reported to include an upgrading of the kiosk facility, landscaping and a lighting upgrade,*
 - *Council's proposed \$5,000 contribution was made on the basis of the existing facility having been developed with minimal input from Council, usage of the facility that includes 60 registered club riders and the many young persons who use the facility on a casual basis and the current deteriorated appearance of the facility that detracts from the good image and presentation of John Dunn Oval which is the City's premier sporting reserve.*
- It is suggested that Committee might give further consideration to including a Council contribution of \$5,000 in the 2002-03 draft budget towards this project.

Recreation & Leisure Services – Aquatic Centres - \$30,000

- The following commentary from the 2002-03 Community & Corporate Services Directorate draft budget report refers:

“a recent report has been received from the contracted managers of the City's aquatic centres flagging a number of maintenance/upgrade matters including perimeter fencing at the Armadale Aquatic Centre, upgrade and/or replacement of the filtration system at the Kelmscott Pool and a review of current water treatment systems and procedures. Officers are currently assessing each of these matters in terms of need, options, and relevant costings and a report on these issues will be presented to Council prior to the 2002-03 Budget being adopted.”

- Whilst there are funds in the current draft budget (\$37,000) to address general maintenance issues being the responsibility of Council in terms of the contract, the matters flagged by the contract managers extend to “major” maintenance and there may not be sufficient funds to appropriately address the matters raised.
- Acknowledging the “late” nature of this proposal and the need for careful technical evaluation, it is suggested that, subject to a report to Council prior to the adoption of the 2002-03 Budget confirming the urgency and cost of the matters identified, consideration be given to include in the 2002-03 draft budget, an amount of \$30,000 to address such matters.

Property Management – A/K Seniors Centre

- Council will be aware of the recent proposal to increase the scope of works for the refurbishment of the A-K Seniors Centre to a value of \$400,000 (the cost estimate currently contained in the 2002-03 draft budget for this project is \$250,000 with 50% of the funding being a proposed grant from Lotteries Commission) and the more recent decision to recommit the matter for further report and consideration. \$20,000 from reserve account will also be required to cover total Project Management cost of the “smaller” project. The proposal to increase the scope of works to a value of \$400,000 was predicated on the basis that there be no additional municipal fund contribution to the project, rather that the required additional funding be sourced externally and in this regard, it was reported that \$75,000 of the required \$150,000 had been confirmed from external sources. Correspondence has also been received from Dale Cottages (Inc) that suggests that this external funding remains uncertain, i.e. the original \$400,000 project is a minimum of \$75,000 short of funding.
- The possible funding options for this additional cost will form part of a further report to Council.

Property Management – Administration Office Accommodation - \$43,000

- A matter that has not been considered thus far in the 2002-03 draft budget process is that of modifications proposed to the Administration Office. In particular these matters include a further \$10,000 to complete the current year’s budgeted security and counter works to the front cashiers area and a \$33,000 cost to accommodate the staffing new initiatives proposed in the Development Services draft budget. This matter was deferred in the 5 Year Plan consideration as it was subsumed into the major “Administration Centre” extension to be reported further. The matter of accommodation was not raised for consideration by the Development Services or Technical Services Committees.
- In consideration of the above information and subject to a further report to Council on the matter, it is suggested that consideration be given to include in the 2002-03 draft budget, an amount of \$43,000 for Administration Office modifications.

Workers Compensation Insurance - \$20,000

- A matter that has very recently been identified as having budgetary implications is that of an insurance premium adjustment for the current 2001-02 year. This occurred as a result of a change to the definition of gross salaries and wages to include Council superannuation contributions, which was inadvertently overlooked when figures were

calculated in May 2001. The estimates as contained in the 2002-03 draft budget have been adjusted to allow for the appropriate allocation.

- In consideration of the above information it is suggested that an allocation of \$20,000 must be made in the 2002-03 Draft Budget for the required workers compensation premium adjustment payment.

In summary, the following matters require consideration:-

Development Services – Place Manager Contract Extension	29,000
Parks & Reserves Development – Skate Facilities Forrestdale	14,000
Parks & Reserves Development – Kelmscott BMX Facility Upgrade	5,000
Recreation & Leisure Services – Aquatic Centre	30,000
Property Management – Administration Office Accommodation	43,000
Workers Compensation Insurance	20,000
TOTAL	141,000

Funding Proposals

The sum of all of the above additional funding proposals is \$141,000. Should Council determine to include any of these additional items, its funding consideration might include the following options:-

1. increase the current deficit funding – referring to the 5 Year Plan at Attachment A-2, there is a \$217,700 capacity to accommodate further deficit over the next 3 years of the Plan although in year 03-04 of the Plan, the accumulated deficit nears the limit set by the Act requiring Minister’s approval. It is to be noted that the deficit funding approach adopted by Council 2 years ago (as part of a longer term funding strategy to bring forward initiatives to stimulate economic growth and activity) has not resulted in any overdraft interest costs to date, ie. it is an accruals based deficit not an actual cashflow deficit. There is a possibility, subject to year end balances, that this may change in the next 2 Budgets, but not to any marked extent.
2. a review (reduce and/or defer) of the allocations to the new initiatives as reported earlier in this report, particularly those not previously identified for inclusion in the 5 Year Plan, that is, those not marked with a “*”,
3. the use of loan funds with the proviso being that there be a business case to support such a proposition – in this regard, further time is required to assess whether there are expenditure proposals in the 2002-03 draft budget that would satisfy the business case requirement,
4. At this stage of the draft budget process it is too early to estimate with the required degree of certainty whether the year end position will show a better than Budget position thereby offering a further funding possibility. This will be reported as the “closure” of the current Budget proceeds,
5. a mix of the above funding suggestions.

2002-03 Budget Timetable – Proposed Variation

The recently adopted 2002-03 Budget Timetable provides for a special meeting of the City Strategy Committee to be held on Wednesday the 24th July 2002. The purpose of this special meeting will be to review the draft budget having regard for:

- ❑ the public comment received in response to the advertised draft budget, principal activities plan and proposed rates,
- ❑ the 30th June 2002 year end position, and
- ❑ any other matters arising having budgetary implications.

and make recommendation to Council on the 2002-03 Council Budget to be adopted, that is, it will be the final step in the draft budget process prior to the formal adoption of the Budget.

Cr Reynolds has advised that he will not be able to attend this special meeting due to prior commitments and nor can he attend any meeting held later that same week or the next week. As such, given the importance of this meeting and the preference for maximising the participation of all councillors at this meeting especially the Mayor, it is proposed that the date of this special meeting be brought forward. In this regard the proposed alternative date is Tuesday 23rd July 2002. For this to occur and to enable all councillors to attend the special meeting, it is also proposed that the ordinary meeting of the Community Services Committee Meeting scheduled for 23rd July 2002 could be held on the same night as the Technical Services Committee meeting, ie. Monday 22nd July 2002. Depending on Agendas, it may be possible to hold the meetings at different times.

This further proposed change in meeting dates has implications for Crs Cominelli and Cumming in that they are members of both the Technical and Community Services Committees in which case they may require the support of their deputies (Crs Hodges and Everts respectively). If the proposed alternative meeting dates pose problems for any councillors, they are requested to liaise with the CEO on the matter.

RECOMMEND

That Council:

- 1. approve the 2002-03 Draft Council Budget as presented to and amended by the City Strategy Committee – the following dot points refer to the agreed amendments – and that it be advertised for public comment for a period commensurate with the public advertising of the proposed schedule of rates.**
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- 2. pursuant to Section 6.36 of the Local Government Act 1995, approve the following schedule of proposed rates for the 2002-03 Year for public for local public notice purposes, ie.**

(Note: as explained in the above report commentary, the schedule of proposed rates will be tabled at the meeting for consideration and determination)

- 3. vary the 2002-03 Budget Timetable by rescheduling the Special City Strategy Committee Meeting proposed to be held on 24th July 2002 to Tuesday 23rd July 2002 and accordingly reschedule the July 2002 ordinary meeting of the Community Services Committee meeting to Monday 22nd July 2002.**
- 4. recommit the matter of the 2002-03 Draft Budget (as amended) to the Special Meeting of the City Strategy Committee to be held on 23rd July 2002 for recommendation to Council following consideration of:**
 - public submissions received on the Principal Activities Plan,**
 - public submissions of the 2002-03 Draft Budget,**
 - public submissions received on the Proposed Rates,**
 - Council's 30th June 2002 Year End position, and**
 - any other matters subsequently arising having budgetary implications.**

Moved Cr _____
Motion Carried/Lost (....)

CONTRACT – LEGAL SERVICES

WARD : ALL
FILE REF : LEG/1
DATE : 7 Jun 2002
REF : RST
RESPONSIBLE : CEO
MANAGER

In Brief:-

- Council's legal services are currently provided by Minter Ellison.
- Professional services are now subject to Tender Regulations (previously exempt).
- The current contracted agreement is open-ended. However it is felt that it is time to again test the market.
- Consultation has recently taken place with Minters who recognise the need for market testing and have indicated that they will be a strong bidder in the process.
- It is recommended that tenders be called for the provision of the City's primary legal services.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Corporate Services

To foster an effective professional environment for the governance and administration of the City's services.

To achieve maximum community benefit from effective use of resources (staff, finances and information technology).

Legislative Implications

The tender process is governed by the Tender Regulations as outlined in the Local Government (Functions and General) Regulations 1996

Council Policy / Local Law Implications

Budget / Financial Implications

Nil

Consultation

Manex & Council's legal advisors

BACKGROUND

Council's legal advisory service is provided by solicitors Minter Ellison under an agreement signed, after a market testing process, in August 1996.

Market testing discussions determined that the contract period for professional services should be "not less than five years".

(At the time of the market testing process, professional services were not covered by the Tender Regulations applying. That has since changed and Tender Regulations now apply).

COMMENT

Council's contract with Minter Ellison does not exclude the use of other solicitors and indeed they have referred Council to other parties where specialist advice is required or Council's interest is better served.

The requirements of legal advice and incidence of litigation have changed significantly over the past five years. Whilst the current contracted agreement is open-ended it is recommended, after consultation with Minter Ellison, that tenders be called for provision of the City's primary legal services.

Minters have indicated they will be a strong bidder to continue to serve the City, but recognize the need for market test.

RECOMMEND

That documentation be prepared for tenders to be called in August/September 2002 for provision of the City's primary legal services.

Moved Cr _____
Motion Carried/Lost (.....)

BUSINESS ENTERPRISE CENTRE

WARD : ALL
FILE REF : PSC / 40
DATE : 5.6.02
REF : GC
RESPONSIBLE : Executive Director
MANAGER : Development
Services

In Brief:-

- The Gosnells Armadale Business Development Organisation Inc has been incorporated and a Manager selected. A Management Committee of 6 – 8 members is to be established. Operations are planned to start from mid July 2002.

Recommendation that

- Council nominate an elected member to the Business Centre Management Committee.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Economic development and employment

Legislative Implications

Nil

Council Policy / Local Law Implications

N/A

Budget / Financial Implications

Council agreed in principle in April 2002 to the request from the Small Business Development Corporation to contribute \$10,000 pa to the Business Centre.

Consultation

- Small Business Development Corporation
- Local Chambers Executive and Armadale Vice President
- Armadale / Kelmscott Joblink Manager
- City of Gosnells Economic Development Manager

The proposal for an Armadale / Gosnells Business Enterprise Centre is supported by Local Chambers and the Manager of Armadale Kelmscott Joblink.

Background

The Small Business Development Corporation (SBDC) is a State Government agency established to assist and promote small business. One of its roles is to support community based and managed Business Enterprise Centres (BECs). Each BEC is community owned and run by a management committee comprising of representatives from local business, private and public sector groups and local government. BEC managers assist people to explore new business ideas or expand an existing business. They provide free guidance and referrals on a range of issues relating to the future growth and development of local business including

finance, marketing, business planning, market research, trade information and regulations and licensing.

The SBDC had set up a Steering Group to progress organisation of the project on a standard model basis used throughout the State. The proposal aims at establishing the Gosnells Armadale Business Development Organisation Inc. Under the proposed terms of reference the Cities of Armadale and Gosnells are entitled to one member each on the 6 – 8 member management committee. Another two members will be invited from the Armadale business community.

In approving in principle the City of Armadale had sought input into selection of the proposed manager. However, the City's indication came after the appointment process had commenced. The Steering Group has advertised for and selected a highly regarded manager, who is presently the Business Enterprise Manager at Northam, and previously Derby and is seeking the opportunity to relocate to Perth. The new manager will start in July and the Centre can be officially opened after that. The Manager will be located in Gosnells 3 days and in Armadale 2 days per week.

The next step in the establishment of the project is the appointment of a 6 – 8 member management committee.

Presented at Attachment A-1 of the Agenda is the Notes of the Steering Group meeting 4th June 2002 and the Draft Gosnells Armadale Business Development Organisation Inc. Rules.

Management Committee

A management committee is to be established to develop a business plan and to manage the ongoing operations of the Centre. The rules of the Organisation provide for Council to nominate one representative. Janine Hinton of Armadale Kelmscott Joblink has nominated for one of the other 2 – 3 positions and the Chamber of Commerce and Industry has been requested to nominate 1 – 2 representatives.

Options for Council Nomination

Council membership on the Management Committee could be either an elected member, the CEO or nominated officer.

Premises

The Business Centre will operate out of premises to be finalised on Albany Highway in Gosnells and in premises to be sourced in Armadale. The ARA has an office available for a limited 1 – 2 month period. There are a number of potential offices on Jull St that the Project Manager is investigating.

DISCUSSION

Assisting and encouraging the development of small business is a vital part of the City's Economic Development Strategy. This will be in association with the Armadale

Redevelopment Authority that has an economic development component in its charter. In meeting this component both Council and the ARA will be able to call on the Business Centre Committee and Manager.

Council's representative to the Management Committee should ideally have an interest in business development and the City's economic development objective.

RECOMMEND

**_____ be nominated as Council's representative to the
Gosnells Armadale Business Development Organisation Inc. Management
Committee.**

Moved Cr _____
Motion Carried/Lost (.....)

COUNCILLORS' ITEMS

CITY STRATEGY COMMITTEE

SUMMARY OF "A" ATTACHMENTS

11 JUNE 2002

Attachment No.	Subject	Page
A-1	Business Enterprise Centre – Notes of Steering Group meeting of 4 June 2002 & Draft Gosnells Armadale Business Development Organisation Inc. Rules.	56 – 79
A-2	Five Year Plan	80

Record of Meeting – Gosnells Armadale Business Enterprise Centre
4 June 2002

Attendance

Paul White	City of Gosnells
Gavin Cann	City of Armadale
Giovanna Neves	STEPS Inc.
Richard Butler	Gosnells Community Bank

Apology

Cheryl Gay	Sunnyvale Plants
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BEC Manager / Facilitator Position

Paul described the selection and interview process held on 29 May 2002. He reported that Ms Janene Troy was the candidate chosen by the panel following interviews. Paul reported that he had followed up with reference checks to all three referees listed. All references were exceptional. These came from two BEC Chairpersons and the Director of the BEC network from the Small Business Development Corporation. The Steering Group agreed that Ms Janene Troy should be offered the position on a contract basis subject to continued funding for the BEC at the rate of \$55,000 per annum plus a vehicle, this is the same package she is currently on at Northam BEC and meets with the stated objectives of the candidate. Paul reported that only all candidates had the expectation of a salary of between \$50,000 and \$60,000. This is the going rate for a BEC Manager / Facilitator.

Paul to contact SBDC to see if they have a standard contract for this position that can be adapted to the Gosnells Armadale area. Steering Group advised Paul to make a verbal offer so that all other applicants can be advised of the outcome of the process.

Premises

Paul to follow up on Albany Highway premises for the BEC. Gavin to discuss the potential for use of the Armadale Redevelopment Authority premises for two days per week. Paul reported that Janene Hinton (Armadale joblink) had offered premises and expressed interest in becoming a committee member.

Incorporation / Committee membership

Paul reported that incorporation has been approved and the documentation is on it's way to the group.

He further stated that the two Cities have the right under the constitution to appoint one member each. Paul and Gavin to prepare reports to the respective Councils to appoint a member. Gavin to find two other members to be appointed from the business community in City of Armadale.

Bank Account

Given that incorporation has been achieved a bank account can be established. Richard agreed to set up an interim account to hold the funds from SBDC and the City of Gosnells.

He suggested that a proportion should be put on a term deposit to earn some interest. The Committee can make a decision about banking facilities later.

BEC Official Opening

Paul reported that SBDC want to start organising an official opening for the new BEC involving the appropriate Ministers to launch the service. The new manager will not be in position until July 2002 and the opening needs to happen after that. Paul reported that he will be on leave from 10 July 2002 until late August 2002. The new manager can work on the organisation of the event when in place with the committee.

Meeting closed.

