

CITY OF ARMADALE

MINUTES

OF CITY STRATEGY COMMITTEE HELD IN THE COMMITTEE ROOM,
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 12
DECEMBER 2005, AT 5.40 PM.

PRESENT:

Cr R J Tizard	Chair
Cr A L Cominelli JP	
Cr J Everts	
Cr P J Hart	
Cr J H Munn JP CMC	(5.57pm - 6.40pm)
Cr L Reynolds JP	
Cr R Butterfield	Deputy to Cr Zelones

APOLOGIES: Cr H A Zelones JP

OBSERVERS: Cr G Best (5.55pm – 6.40pm)

IN ATTENDANCE:

	Mr R S Tame	- Chief Executive Officer
	Mr A F Maxwell	- Executive Director Corporate Services
	Mr A Bruce	- Executive Director Technical Services
(5.40pm – 6.20pm)	Mr I MacRae	- Executive Director Development Services
	Mrs Y Coyne	- A/Executive Director Community Services
	Mr R Van Delft	- Senior Environmental Planner
(5.40pm – 6.18pm)	Mr N Cain	- Executive Manager Business Services
	Mrs S D'Souza	- CEO's Executive Assistant

Public – 2

DISCLAIMER

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

DECLARATION OF MEMBERS' INTERESTS

Cr Hart	CS114/12/05	Assessment of Activities in Relation to the Swan and Canning Rivers Environmental Protection Policy	Page 63
Mr Cain	CS116/12/05	Acting Senior Position – Exec. Director Corp. Services	Page 69
Mr Tame	CS117/12/05	2004-05 Performance Evaluation	Page 71

QUESTION TIME

Mr David Standen – 17 Gemsarna Crescent, Kelmscott

Q1 I have submitted letters and submissions to Council about Reserve 26826 and I am representing a number of residents who have asked me to speak on their behalf. None of these residents are in favour of disposal of this reserve and on reviewing documentation we understand that for Council to dispose of this reserve it must satisfy the Minister for Lands that there is community support for disposal. I am not aware of any community support and would like to ask what community support is there for disposal of this reserve seeing that “community” as defined in documentation means “people affected by disposal of this reserve”?

A1 *The Executive Director Development Services advised that the “community” means those people who live in the locality of this particular reserve. The level of submissions that have been received did not indicate an overwhelming objection to the disposal. The City had to determine a balanced view considering objection by some people. The balance of the people did not demonstrate an objection.*

Question time closed at 5.44pm

DEPUTATION

Nil

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the City Strategy Committee Meeting held on 14 November 2005, be confirmed.

ITEMS REFERRED FROM INFORMATION BULLETIN

INFORMATION BULLETIN – ISSUE NO.23/2005

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

- Progress Report on Contingency, Operational and Strategic Projects
- Report on Outstanding Matters
- Accounting Services Report
- State Budget Report

Committee noted the information. No items were raised for further report.

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12 DECEMBER 2005

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PUBLIC OPEN SPACE STRATEGY – FINALISATION OF STAGE 6

WARD : NEERIGEN & RIVER
FILE REF : POS/1
DATE : 29 NOVEMBER 2005
REF : CRG
RESPONSIBLE : EDDS
MANAGER

In Brief –

- Public consultation for Stage 6 of the City's Public Open Space Strategy is complete.
- A general plan for the use of funds that may be generated through the disposal of reserves has been prepared.
- Recommend Council rezone Reserve 31693 on Lefroy St Mt Nasura to Residential R10/25, cancel the reserve and dispose of the land for residential development.
- Recommend Council rezone Reserve 29937 on Wandoo St Mt Nasura to Residential R10/25, cancel the reserve, dispose of the land for residential development, and refer the matter of the long-term preservation of the wandoo tree that occupies the verge to the City's Heritage Advisory Committee for consideration.
- Recommend Council rezone Reserve 28364 on Millen St Mt Nasura to Residential R10/25, cancel the reserve and dispose of the land for residential development.
- Recommend the portion of Reserve 30253 that consists of Lot 90, 245 and 213 be rezoned, the reserve be cancelled and the land be disposed of for residential development, whilst retaining a public access way no less than 10 metres in width to allow access from Hicks Rd to Brookton Highway.
- Recommend Council rezone Reserve 26826 on Gemsarna Cres Kelmscott to Residential R10/25, cancel the reserve and dispose of the land for residential development.
- Recommend Council rezone Reserve 32225 on Bromfield Drive Kelmscott to Residential R5, cancel the reserve and dispose of the land for residential development.
- Recommend Council defer consideration of Reserve 28218 until the City's Gateways project is complete.

Tabled Items

- Consultants Report 'Assessment of existing Public Open Space within urban areas of the City of Armadale' (A copy of this report was supplied to Councillors in February 2001).

Officer Interest Declaration

Nil.

Strategic Implications

Building our community (Initiative 3.3) – optimising the use of community buildings, facilities and reserves.

Legislation Implications

Land Administration Act 1997
Town Planning and Development Act 1928
Town Planning Scheme No. 4

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Stage 6 of the Public Open Space Strategy proposes to dispose of 1.35 hectares, transfer 0.80 hectares and accept vesting of 18.91 hectares of public open space. This equates to a net increase of approximately 17.5 hectares of public open space managed by the City within the Canning River & Foothills (3) Precinct.

The current area available for Public Open Space in the precinct has been calculated at 7.5% of the residential area. The area of land available for public open space will increase to approximately 10.75% of the residential area, following the acceptance of vested land as previously resolved by Council (CS47/10/04).

The costs of managing minor passive reserves are approximately \$1,600 per hectare per annum. Such an increase in the area of public open space vested in the City of Armadale equates to an increase in management costs of approximately \$28,000 per annum.

If reserves are disposed, and funds utilised as recommended in this Council item, these improvements are likely to have maintenance requirements in the order of \$70,000 per annum.

Consultation.

Public consultation consistent with Department for Planning and Infrastructure (Land Asset Management) guidelines for the administration of Section 20A reserves has taken place for Stage 6 of the Public Open Space Strategy (hereafter referred to as the POS Strategy). For a reserve to be cancelled, Council needs to demonstrate to the Minister for Lands the level of citizen's support.

Consultation involved writing to all landholders within 100m walking distance of each reserve, signposting reserves proposed to be cancelled, and newspaper advertising. Submissions were open from 25 November 2004 to 31 January 2005.

Thirty-four submissions were received during the public consultation period in response to the public advertising of Stage 6. Two further submissions have been received outside of the public consultation period.

These submissions referred to a total of nine different areas. Attachment One provides a summary and description of submissions. Submissions relating to the use of funds raised from the sale of public open space are presented in the 'Details of Proposal' section of this Council item.

BACKGROUND

In July 1999 Council resolved to take a strategic approach to Public Open Space rationalisation. In 2000, a comprehensive review of Public Open Space was undertaken. The City has been progressing to address the recommendations of the seven stages of the POS Strategy. Stage 6 of the Strategy includes the Canning River and Foothills (3) Precinct.

At its meeting on 18 October 2004 Council resolved (CS47/10/04)

“That Council commence public consultation for the Canning River and Foothills (3) Precinct consistent with the Department for Planning and Infrastructure Guidelines for administration of Section 20A Public Recreation Reserves...”

The public consultation period for Stage 6 of the Public Open Space Strategy (Canning River and Foothills (3) Precinct) was completed in January 2005.

Advertisement of Stage 6 of the POS Strategy included a proposal to accept vesting of a number of reserves within the Canning River and Foothills 3 Precinct. No adverse public comments were received, and officers are now in the process of accepting vesting of these areas (a net increase of 18 hectares of public open space in the precinct).

In March 2005, Council resolved to defer consideration of Stage 6 until a business case was prepared (CS24/3/05).

“Council defer consideration of Stage 6 of the City’s Public Open Space Strategy until a report is prepared indicating the amount of funds estimated to be raised as a result of the disposal process for this stage and a business plan indicating how the funds raised are intended to be spent”.

In October 2005, Council re-considered Stage 6 along with a business plan and resolved that the matter be recommitted to the City Strategy Committee (CS85/10/05).

DETAILS OF PROPOSAL

The following sections first consider public submissions received regarding a number of reserves proposed for disposal as a part of Stage 6 of the POS Strategy (section titled: Reserves Proposed for Disposal).

Subsequent sections detail a proposal for the use of funds.

RESERVES PROPOSED FOR DISPOSAL

The following reserves require detailed consideration based on public submissions. Key aspects of submissions are discussed in subsequent sections. For a full description of issues raised in submissions, refer to Attachment 1.

Proposal to Cancel, Rezone and Dispose of Reserve 31693 – 28 Lefroy Rd Mt Nasura

Submissions: Two submissions opposed the proposal. Key points raised include the habitat, landscape and heritage values of the wandoo trees that occupy the reserve, the lack of alternative open space available to local children without crossing a major road, potential increased traffic flow from new residences once developed, and potential damage to an adjacent property from deep wandoo tree roots (if trees were removed from the reserve).

Response: Most of the wandoo trees that occur between the Brookton Highway and Reserve 31693 are within the road reserve. One large wandoo tree occurs close to the reserves Lefroy Rd street frontage, and a number of other wandoo trees occur close to the boundary with 26 Lefroy Rd. The vegetation that occurs on Reserve 31693 and on the adjacent road reserve is illustrated in Figure 1.



Figure 1

The remnant wandoo trees on this reserve are not part of a functioning natural bushland. It is recognised that these trees are of value to the native birds, reptiles and insects that may be utilising these trees for habitat. However, an area with degraded vegetation such as Reserve 31693 is unlikely to be managed by the City as a natural area.

The cultural and landscape value of the wandoo trees was also identified in submissions. While the trees on this reserve are of considerable age, they are not listed on Councils' significant tree register.

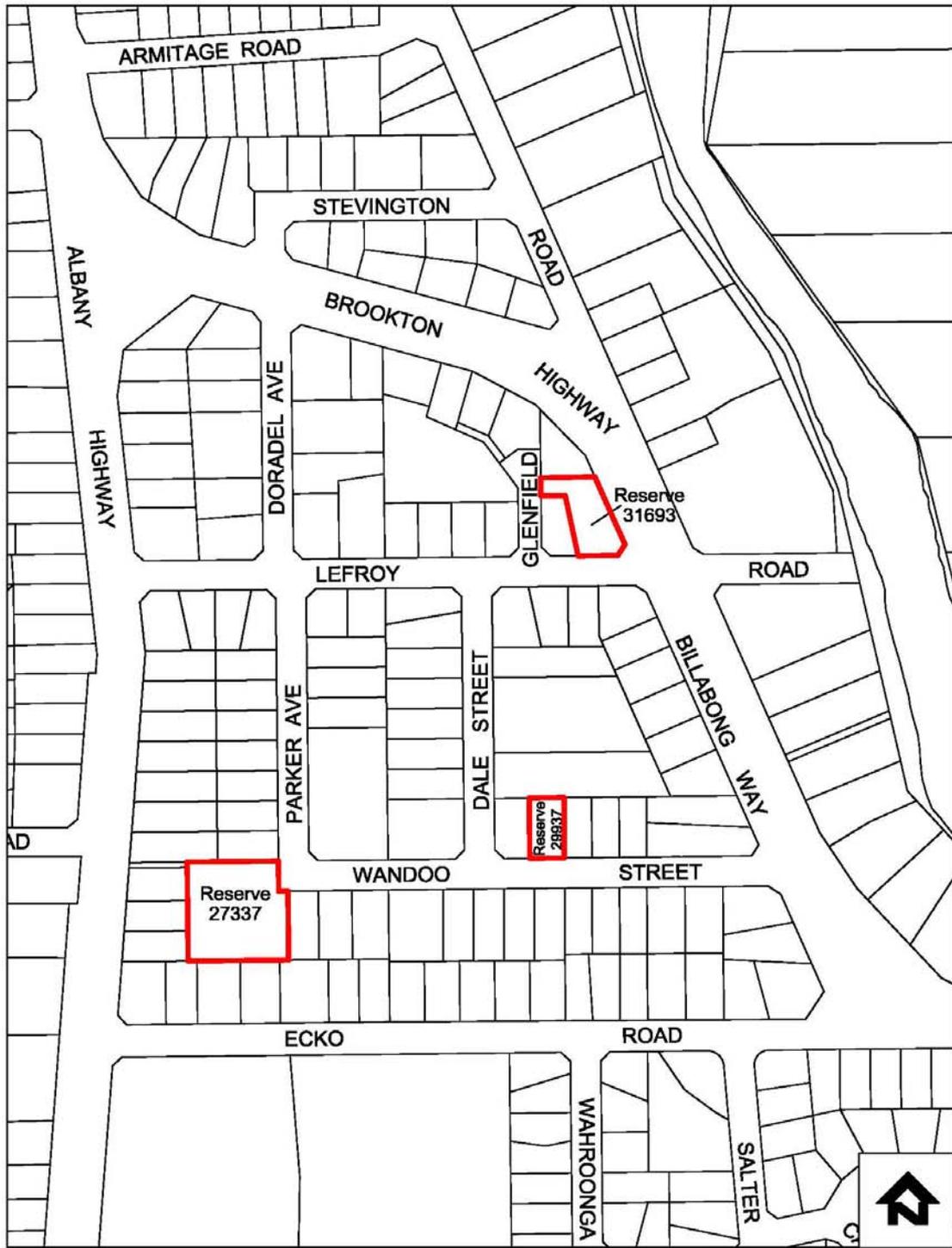
The closest neighbourhood park to Reserve 31693 is Reserve 27337 on the corner of Wandoo Street and Parker Ave, Mt Nasura. Upgrades to Reserve 27337 are proposed using funds

generated from the disposal of public open space in this precinct (see section titled: Proposal for the use of Funds Generated). Reserve 29937 on Wandoo St (also proposed for disposal) is 380 metres from Reserve 31693 if travelling along Lefroy Rd via Dale St (Location Map 1).

Reserve 31693 is 1,628m², with its main street frontage on Lefroy Rd and a narrower street frontage on Glenfield Place. The zoning of surrounding land is R10/25 under TPS4. An area such as this with 2 street frontages would have a maximum development potential up to R30 upon application. Notwithstanding this, traffic from new residents is unlikely to result in a significant increase in traffic volumes.

The influence of the removal of trees on Reserve 31693 is unlikely to have an effect on the structure on adjacent properties.

Recommend Council rezone Reserve 31693 on Lefroy St Mt Nasura to Residential R10/25, cancel the reserve and dispose of for residential development.



**LOCATION MAP 1.
RESERVE 27337, 29937, AND 31693, MT
NASURA.**

Proposal to Cancel, Rezone and Dispose of Reserve 29937 – 15 Wandoo St Mt Nasura

Submissions: Eight submissions opposed the proposal. Key points raised include the environmental, heritage and landscape values of remnant wandoo trees that occur on the reserve, the lack of alternative public open space without crossing busy roads, and the loss of the sense of low-density housing. The value of investigating opportunities for long-term preservation of large remnant trees in the area was also identified.

Response: Submissions specifically refer to the significance of the large wandoo tree that occurs on the verge of reserve, and suggest the potential for the tree to be added to the Council's register of significant trees. The wandoo tree that occurs on the verge is outside of Reserve 29937.

Submissions also related to the grove of wandoo trees that occur on the reserve. This grove of wandoo trees is not part of a functioning natural bushland. It is "utilizing" that these trees are of value to the native birds, reptiles and insects that may be "utilizing" these trees for habitat. However, an area with degraded vegetation such as Reserve 29937 (Figure 2) is unlikely to be managed by the City as a natural area. No trees on this reserve are listed on the City's register of trees of significance.



Figure 2

Alternative public open space is available at Reserve 27737 on the Corner of Wandoo St and Parker Ave. This is on the same road as Reserve 29937 less than 150 metres away (Location Map 1). Upgrades to Reserve 27337 are proposed using funds generated from the disposal of public open space in this precinct (see section titled: Proposal for the use of Funds Generated).

Surrounding land is zoned R10/25. If Reserve 29937 were rezoned from Parks and Recreation to R10/25, it would have a maximum development potential of R10 for single housing and up to R25 for group dwellings, along with other lots in the vicinity.

Recommend Council rezone Reserve 29937 on Wandoo St Mt Nasura to Residential R10/25, cancel the reserve, dispose of the land for residential development, and refer the matter of the long-term preservation of the wandoo tree that occupies the verge to the City's Heritage Advisory Committee for consideration.

Proposal: Cancel, Rezone and Dispose of Reserve 28364 – Millen St Mt Nasura

Submissions: Eight submissions opposed the proposal. Key issues raised included the use of the reserve by adults and children for recreation, and as an access way to Brookton Highway. Submissions also referred to the value of the reserve for urban stormwater management.

Response: Reserve 28364 links Bamlett St and Millen Street. Alternative public open space (vested Reserve 28746 and 28899) is less than 50 metres away from Reserve 28364. This alternative public open space also links Millen and Bamlett Street, allowing access from Bamlett St to Brookton Highway via Ellen St (Location Map 2). This alternative route is approximately 100 metres greater than if Reserve 28364 is utilized. Upgrades to Reserve 28746 and 28899 are proposed using funds generated from the disposal of public open space in this precinct (see section titled: Proposal for the use of Funds Generated).

In comparison, together Reserves 28746 and Reserves 28899 provide 4,849 m² of public open space when compared to Reserve 28364 that only provides 1,636m².

Reserve 28364 is illustrated in Figure 3.

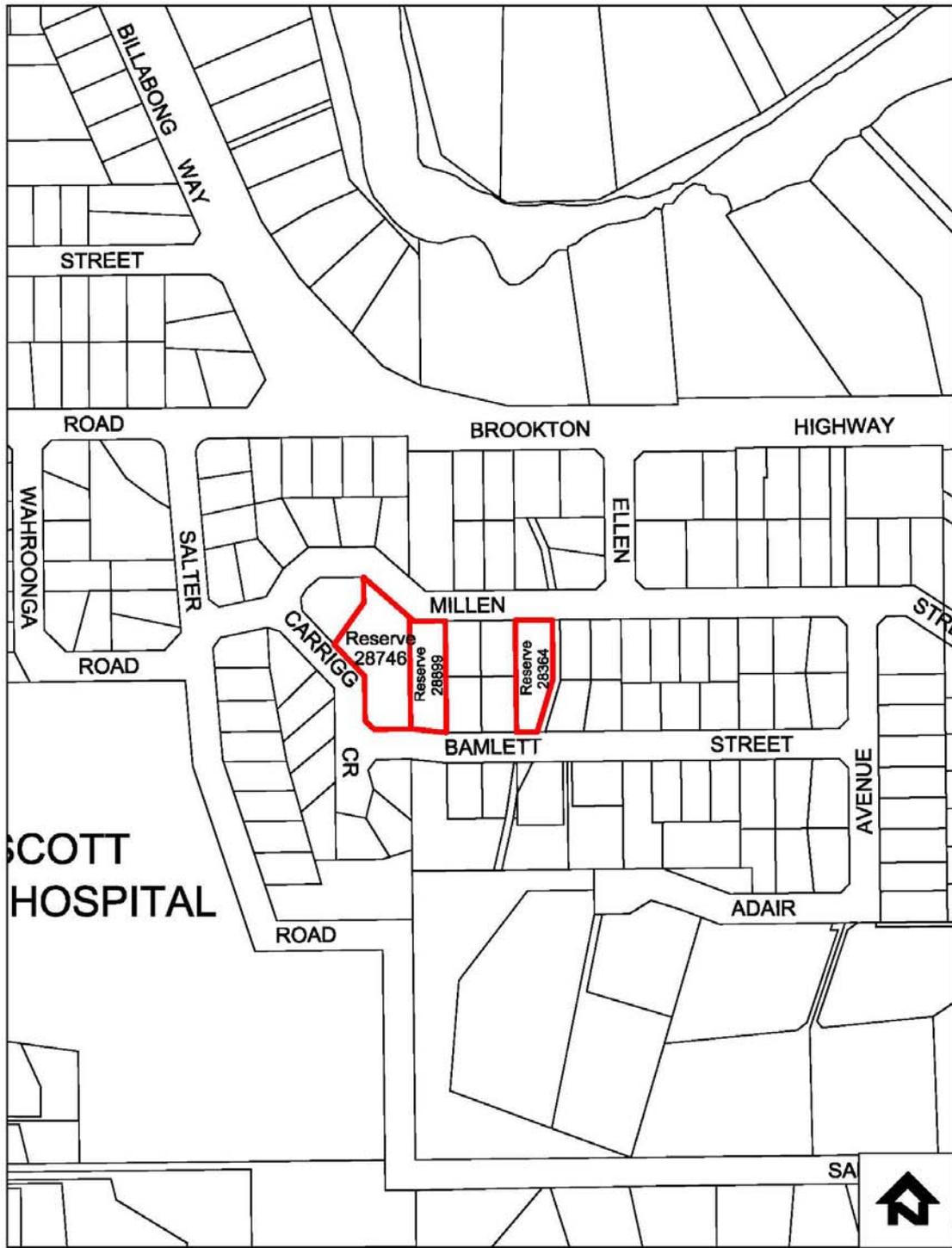


Figure 3

Surrounding land is currently zoned R10/25. However, if rezoned to R10/25 as recommended below, this land has development potential up to R30 because it has two street frontages.

A large drain (piped) runs adjacent to Reserve 28364. This pipe is contained in a separate drainage reserve (Reserve 28245) and is not impacted by this proposal.

Recommend Council rezone Reserve 28364 on Millen St Mt Nasura to Residential R10/25, cancel the reserve and dispose of the land for residential development.



**LOCATION MAP 2.
RESERVE 28746, 28899, AND 28364, MT
NASURA.**

Proposal: Cancel, Rezone and Dispose of portion of Reserve 30253 (opposite Kevin Rd Kelmscott) Hicks Rd Kelmscott

Submissions: Two submissions supported the proposal and twelve opposed. Key issues raised include the use of the reserve to access Brookton Highway (shops and bus-stop). Residents expressed concern that other routes involve the ascent and decent of steep sloping streets or the use of another reserve that has poor visibility and surveillance. Reserve 30253 was identified as a popular location for recreation, and for its environmental values (specifically birds).

Response: The location of the portion of Reserve 30253 opposite Kevin Rd Kelmscott is illustrated in Location Map 3. Alternative access to Brookton Highway involves the ascent and decent of steep streets. Travel distance is increased by more than 700 metres from Hicks Road (by following Kevin Rd and Ranford St). There is a well-worn path through Reserve 30253 (see Figure 4).

Alternative access from Hicks Rd to Brookton Highway through the second portion of Reserve 30253 at the end of Hicks Road (of which council previously proposal to accept vesting) is possible. However, this reserve contains a watercourse, remnant canopy vegetation, and is an undesirable walking route.

Hicks Rd is not currently developed through to Ranford Rd (see Location Map 3). Once this road is developed, it would provide a link back to Brookton Highway. In the event of the close of Reserve 30253 and the development of Hicks Rd through to Ranford St, the travel distance from Hicks to Brookton Highway will be increased by 300m. There are currently no plans to develop Hicks Rd through to Ranford St.

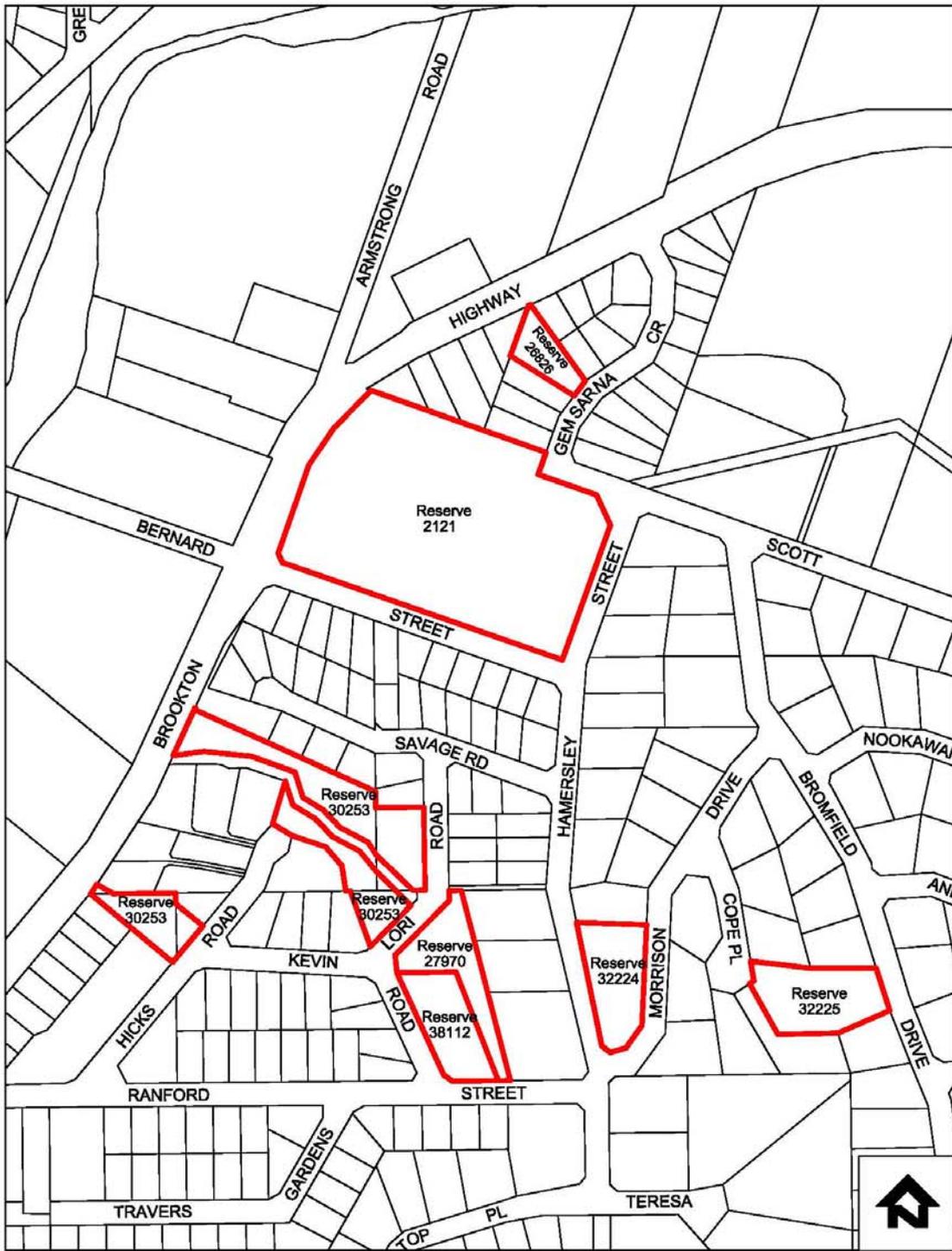
The Reserve contains tall weeds and does not appear to be suitable for recreation (see Figure 4). City of Armadale vested recreation reserve 38112 and a network of drainage reserves occur within 150 metres of Reserve 30253 (see Location Map 3). Upgrades to reserve 38112 are proposed using funds generated from the disposal of POS in this precinct (see section titled: Proposal for the use of funds generated).



Figure 4

There is potential to develop 1,800 m² of the reserve, and retain a ten-metre public access way from Hicks Rd to Brookton Highway.

Recommend the portion of Reserve 30253 that consists of Lot 90, 245 and 213 be rezoned, the reserve be cancelled and the land be disposed of for residential development, whilst retaining a public access way no less than 10 metres in width to allow access from Hicks Rd to Brookton Highway.



**LOCATION MAP 3.
RESERVE 30253, 27970, 38112, 2121, 26826,
32224 AND 32225, KELMSCOTT.**

Proposal: Cancel, Rezone and Dispose of Reserve 26826 – 15 Gemsarna Cres Kelmscott

Submissions: Seven submissions opposed the proposal. Key issues raised included the use of the reserve for safe access to shops, a bus stop and a telephone box on Brookton Highway. Residents argued that alternative routes do not have footpaths and would involve increased travel along the side of Brookton Highway. The use of the area by children and adults for recreation was also identified in submissions. A number of residents access the rear of their properties through the reserve, and indicate that there have never been undesirable activities taking place in the reserve. The value of the reserve for creating a sense of low-density housing was identified in submissions.

Further submissions were received in relation to this reserve following the closure of the public comment period.

- Submission received 13 September 2005 from two signatories.

As detailed in the City Strategy minutes of 10 October 2005, this submission [utilizing] the lack of community support for the proposal (from the two submitters), the good accessibility and surveillance of the area for the local community (in preference to reserve 2121), and the preference for Brookton Highway to access the shops via the reserve on Gemsarna Crescent (in preference to Reserve 2121 with regards to safety). The aesthetic benefit of the reserve to the local residents was also detailed.

- Submission received 27 October 2005 from two signatories.

The purpose of this submission was to express the view that the Committee minutes of 10 October 2005 misrepresented the purpose and content of the first submission. Therefore this submission is reproduced in full as Attachment 2.

- Submission received 17 November 2005 from sixteen signatories.

This final submission outlines the purpose of the first submissions, and details the names and signatures of residents from which the first two letters were intended to represent.

Response: Alternative access for walkers to shops and bus stops along Brookton Highway can be achieved via Gemsarna Crescent, or through Reserve 2121 at the corner of Gemsarna Cres and Scott Rd (see Location Map 3). City of Armadale Technical Services staff have assessed sight lines at Brookton Highway street frontage of Reserve 26826 and at Reserve 2121, and determined that there is not a significant difference in the ability to see oncoming traffic (Figure 5, 6, 7 and 8 illustrate). However, in order to cross Brookton Highway through Reserve 2121, construction of a small bridge structure over the open drain may be required.



Figure 5 & 6 – Sight lines along Brookton Highway from Reserve 26826



Figure 6 and 7 – Sight lines along Brookton Highway from Reserve 2121

Individuals who indicated that they use the reserve for access to shops on Brookton Highway would have an increased travel distance of 150, 64, 47, 41 and 17 metres if Reserve 26826 were closed. On average, the travel distance along Brookton Highway for residents would increase from 80 metres to approximately 150 metres (average across routes).

Alternative public open space is available less than 70 metres away. This recreational area (Reserve 2121 vested in the City for recreation) is 3.8 ha in size in comparison to the 0.2 ha size of Reserve 26826. Upgrades to Reserve 2121 (Migrant Park) are proposed utilizing funds generated through the sale of public open space within this precinct (see section titled: Proposal for the use of Funds Generated).

The surrounding land zoning is R10/25 with development potential for two single dwellings up to R25, which allows applications for up to 4 group dwellings.

There are currently no formed footpaths along either the existing or alternative routes to the shops on Brookton Highway.

The reserve does not appear to attract undesirable uses, and appears well maintained. Consideration of drainage infrastructure requirements for the land should occur at the time when a development application is received.

Recommend Council rezone Reserve 26826 on Gemsarna Cres Kelmscott to Residential R10/25, cancel the reserve and dispose of the land for residential development.

Proposal: Cancel, Rezone and Dispose of Reserve 32225 of 17 Bromfield Drive Kelmscott

Submissions: One submission opposed the proposal. Key issues raised include the use of the reserve to access Cope Place, the use of the reserve by children and adults for recreation, and value of the reserve for native flora and fauna.

Response: Whilst Reserve 32225 contains a number of remnant grass trees, they are not part of a functioning natural bushland. It is utilizing that these grass trees are of value to the native birds, reptiles and insects that may be utilizing these trees for habitat. However, an area with degraded vegetation such as Reserve 32225 is unlikely to be managed by the City as a natural area.

The reserve is steeply sloped. Access between Bromfield Drive and Cope Place is difficult as a result of this slope. Alternative public open space is available at the corner of Morrison Dr and Hamersley St, approximately 450 metres further than the Bromfield Dr street frontage of Reserve 32225 (see Location Map 3).

Land surrounding Reserve 32225 is zoned R5.

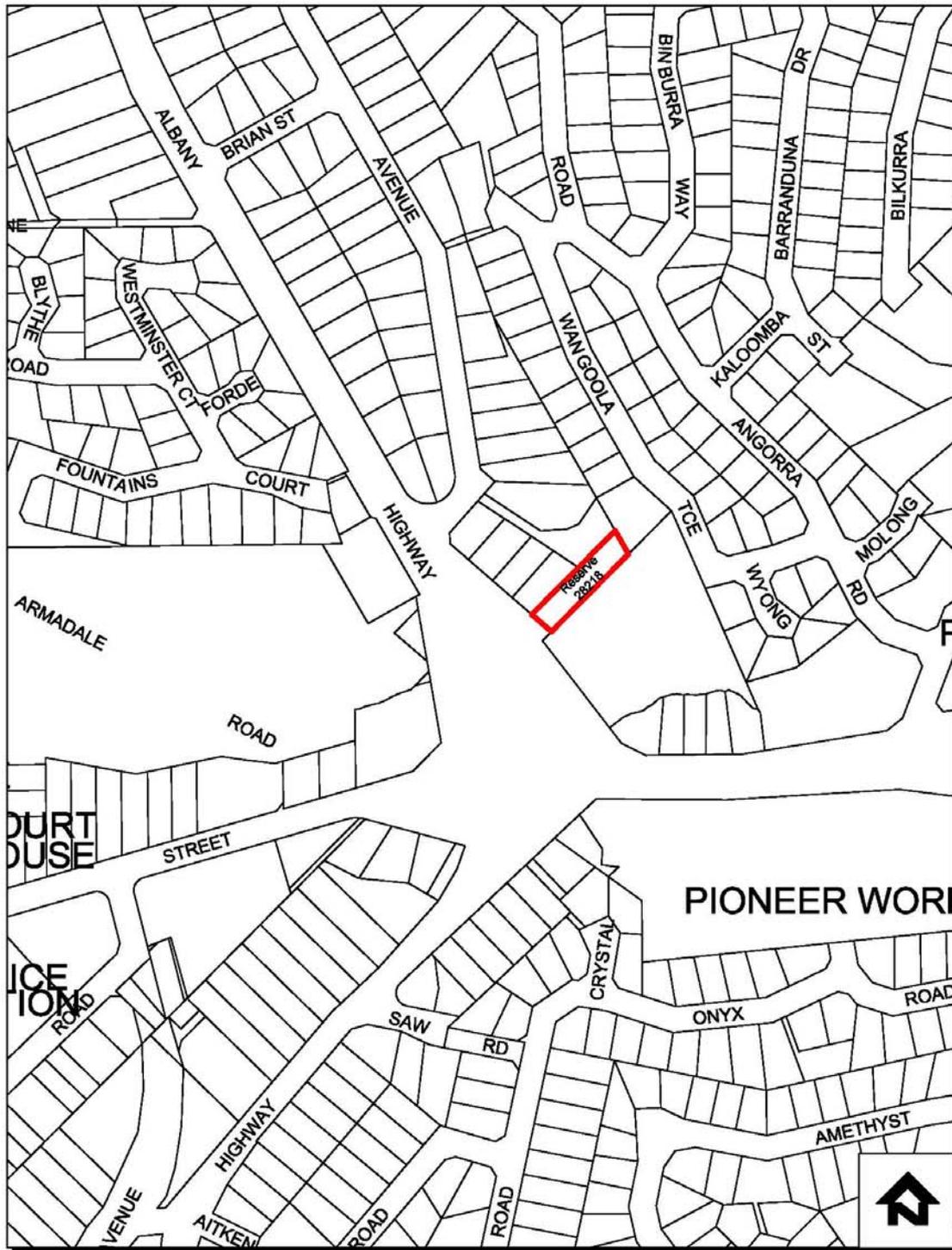
Recommend Council rezone Reserve 32225 on Bromfield Drive Kelmscott to Residential R5, cancel the reserve and dispose of the land for residential development.

Proposal: Cancel, Rezone & Dispose of Reserve 28218, 3244 Albany Hwy Mt Nasura

Submissions: One submission in opposition to the proposal was received on behalf of Wirra Willa Gardens. Key issues raised include the Council's support for the development of Wirra Willa Gardens as a low-key tourist site, and the need to retain the reserve as a buffer to the site. The potential of the reserve to be utilised as an access route between the Wirra Willa Gardens and the Armadale Train Station was also identified. Wirra Willa Gardens are of the opinion that the reserve provides an important vegetative link between their site that would be lost of the site were to be developed. Concern over the suitability of the land for residential development was also raised, as the land parcel is close to the intersection of Armadale Road, Albany Highway and South West Highway.

Response: The City is currently developing a strategy for its gateways. In light of Reserve 28218 being located in close proximity to the intersection of Armadale Rd, South Western Highway and Albany Highway – the City's gateway (see Location Map 4), it is recommended that consideration of Reserve 28218 be deferred until the City's gateway project is complete.

Recommend Council defer consideration of Reserve 28218 until the City's Gateways project is complete.



**LOCATION MAP 4.
RESERVE 28218, MT NASURA.**

PROPOSAL FOR USE OF FUNDS GENERATED

Advice has been received from the Department for Planning and Infrastructure (Land Asset Management) that at the time when Council seeks cancellation of the reserves (after rezoning is complete), the City of Armadale should prepare a business plan detailing how the funds raised are to be spent. Funds generated must be used in the same precinct and must be utilised for upgrades to existing POS or purchase of alternate POS.

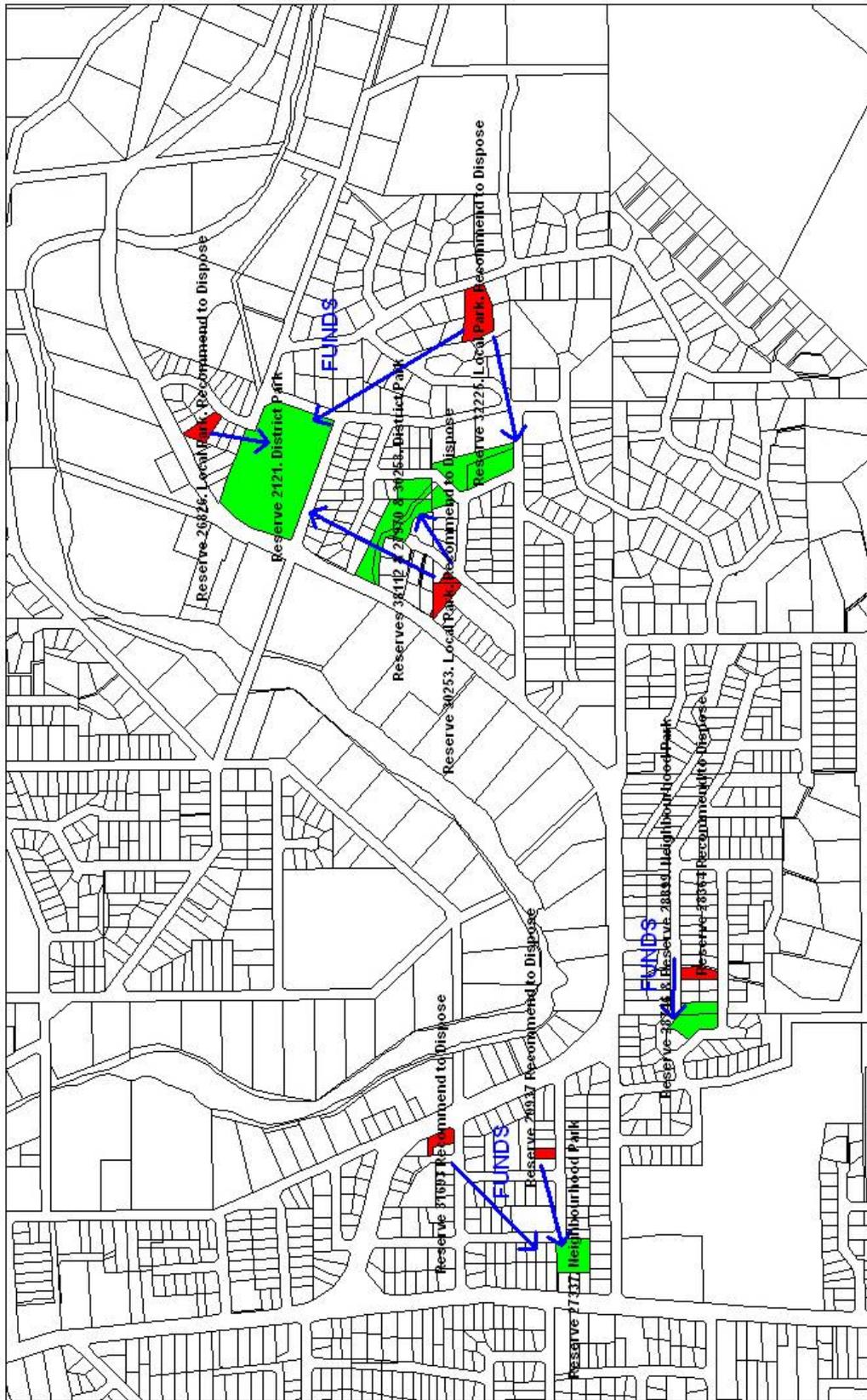
As a component of the public consultation process, the City invited suggestions as to the use of funds. Four submissions were received and are detailed below.

- 1) Upgrade of facilities at Reserve 27970 (bordered by Ranford, Kevin and Hamersley St) Kelmscott.
- 2) Upgrade of facilities – Reserve 28746 (bordered by Millen St, Carrigg Cres and Bamlett St) Mt Nasura.
- 3) Upgrade facilities at Reserve 31963, 28 Lefroy Rd Mt Nasura.
- 4) Upgrade of facilities at Reserve 27337, Cnr Wandoo St and Parker Ave Mt Nasura.

It is estimated that if the disposal of reserves were to proceed as recommended in this report, approximately \$1.3 million will be generated. However this assumes no significant objections during the rezoning process.

With due consideration to the availability of POS, suitability for use, requirements for upgrades and to public suggestions for the use of funds, officers have generated a number of options for the use of funds that may become available through this process (see Table 1).

Location Map 5 illustrates the location of those reserves proposed for disposal in comparison to those recommended to receive upgrades using funds generated.



Map 5

- Key
- Reserves recommended to upgrade using funds generated through Stage 6 of the Public Open Space Strategy
 - Reserves proposed for disposal as apart of Stage 6 of the Public Open Space Strategy
 - Funds

Note: Definitions of Local, Neighbourhood and District Parks are derived from Liveable Neighbourhoods 2004

Table 1: Options for the use of funds generated through the disposal of Public Open Space in Stage 6 of the City's Public Open Space Strategy

Option	Rationale	Vision
<p>Upgrade Migrant Park (Reserve 2121) to create a District Park.</p>	<ul style="list-style-type: none"> • Part of a potential trail to cross the Canning River (funds from other stages of the Public Open Space strategy may be utilised to enhance this link). • Large open space close to small reserve proposed for disposal. • Good surveillance and access with existing playground facilities requiring upgrades. 	<p>Create a District Park.</p> <ul style="list-style-type: none"> • Provide playground, seating, picnic facilities (bbq's, picnic benches, drinking fountains) and shaded areas. • Enhance the environmental features of the reserve through landscaping, irrigation and revegetation. • Provide walk and cycle ways, promotion links to the Canning River. • Promote the history of site through interpretive signage or structures. • Control unauthorised access (ie: bollards). • Provide signs and lights. • Install a small culvert that allows the crossing of Brookton Highway from the reserve. • Provide parking facilities on the reserve.
<p>Upgrade playground equipment at Reserve 28746 & 28899 (off Millen St).</p>	<ul style="list-style-type: none"> • Close to reserve proposed for disposal. • Suggestion derived during the public consultation process. 	<p>Create a Neighbourhood Park.</p> <ul style="list-style-type: none"> • Upgrade playground facilities. Encourage access through the installation of paths. • Provide benches, drinking fountains, and shaded areas. • Enhance the environmental features if the reserve (ie: tree planting and landscaping).
<p>Upgrade facilities at Reserve 38112, 27970 & 30253.</p>	<ul style="list-style-type: none"> • Close to reserve proposed for disposal. Suggestion derived during the public consultation process. • Linear open space with access to the highway and good street frontage. 	<p>Create a District Park.</p> <ul style="list-style-type: none"> • Install shaded areas, seating, picnic benches and water fountains. Landscape the reserve and enhance the environmental features of the watercourse that flows through the reserves. • Improve access to the reserve and security (ie: install bollards and lighting). • Enhance link from Ranford St to Brookton Highway through the installation of path and cycleways.
<p>Upgrade facilities at Reserve 27337 cnr Wandoo St and Parker Ave.</p>	<ul style="list-style-type: none"> • Close to reserve proposed for disposal. 	<p>Create a Neighbourhood Park.</p> <ul style="list-style-type: none"> • Provide playground facilities, seats, shelter, sealed paths, drinking fountains. • Landscape reserve, enhance natural environment.

Once funds generated through the sale of public open space are obtained by the City of Armadale, exact allocation of funds to projects that enhance public open space within the precinct (but in line with the Department for Planning and Infrastructure guidelines) will be dealt with through budgetary processes.

OPTIONS

Option 1: Council could proceed to dispose of the nominated Reserves.

Option 2: Council could resolve to accept the vesting of one or more of the reserves that are identified for potential disposal.

CONCLUSION

Public advertising of Stage 6 of the Public Open Space Strategy is now complete.

In light of the previous Council resolution (CS10/47/10), vesting of a number of reserves in the Canning River and Foothills Precinct (3) will now be accepted or transferred to other agencies, resulting in a net increase of 18.9 hectares of public open space to the precinct.

Submissions received in response to public advertising are summarised in Attachment-5 (as circulated with the Agenda). A further submission re Reserve 26826 Gemsarna Crescent has been received and this was also presented at Attachment A-5 of the Agenda. Summaries of submissions and officer responses to the key issues raised are presented for consideration.

The disposal of reserves as recommended in this report is estimated to generate approximately \$1.3 million, to be utilised for the purpose of improving other public open space in the precinct. Officers have identified a number of options for the use of these funds. Option one is recommended.

Officer Recommendation

1. rezone Reserve 31693 on Lefroy St Mt Nasura to Residential R10/25, cancel the reserve and dispose of the land for residential development.
2. rezone Reserve 29937 on Wandoo St Mt Nasura to Residential R10/25, cancel the reserve, dispose of the land for residential development, and refer the matter of the long-term preservation of the wandoo tree that occupies the verge to the City's Heritage Advisory Committee for consideration.
3. rezone Reserve 28364 on Millen St Mt Nasura to Residential R10/25, cancel the reserve and dispose of the land for residential development.
4. rezone the portion of Reserve 30253 that consists of Lot 90, 245 and 213, cancel the reserve and dispose of the land for residential development, whilst retaining a public access way no less than 10 metres in width to allow access from Hicks Rd to Brookton Highway.
5. rezone Reserve 26826 on Gemsarna Cres Kelmscott to Residential R10/25, cancel the reserve and dispose of the land for residential development.

6. rezone Reserve 32225 on Bromfield Drive Kelmscott to Residential R5, cancel the reserve and dispose of the land for residential development.
7. defer consideration of Reserve 28218 until the City's Gateways project is complete.

It was requested that the officer recommendation be amended so as to retain Reserve 26826 on Gemsarna Crescent. Following a public meeting which was attended by a number of people around the locality there was strong support for this Reserve to be retained. The residents use the reserve regularly, look after its appearance and are not anticipating any upgrades.

Committee recommended retention of the Gemsarna Crescent Reserve on the understanding that as a result of a reduction in the funds generated, proposed enhancements to the surrounding reserves would also be reduced.

CS105/12/05 RECOMMEND

That Council:-

- 1. rezone Reserve 31693 on Lefroy St Mt Nasura to Residential R10/25, cancel the reserve and dispose of the land for residential development.**
- 2. rezone Reserve 29937 on Wandoo St Mt Nasura to Residential R10/25, cancel the reserve, dispose of the land for residential development, and refer the matter of the long-term preservation of the wandoo tree that occupies the verge to the City's Heritage Advisory Committee for consideration.**
- 3. rezone Reserve 28364 on Millen St Mt Nasura to Residential R10/25, cancel the reserve and dispose of the land for residential development.**
- 4. rezone the portion of Reserve 30253 that consists of Lot 90, 245 and 213, cancel the reserve and dispose of the land for residential development, whilst retaining a public access way no less than 10 metres in width to allow access from Hicks Rd to Brookton Highway.**
- 5. retain Reserve 26826 on Gemsarna Cres Kelmscott.**
- 6. rezone Reserve 32225 on Bromfield Drive Kelmscott to Residential R5, cancel the reserve and dispose of the land for residential development.**
- 7. defer consideration of Reserve 28218 until the City's Gateways project is complete.**

Moved Cr Butterfield
Motion Carried (5-1)

Cr Best joined the meeting at 5.55pm

LIST OF ACCOUNTS PAID –NOVEMBER 2005

WARD All
FILE REF: FIN/1
DATE 5 Nov 2005
REF AB/MD
RESPONSIBLE Executive Manager
MANAGER Business Services

In Brief:

- The Report presents, pursuant to Regulation 13(1), (3) & (4) of the Local Government (Financial Management) Regulations 1996, the List of Accounts paid for the period 1.11.05 TO 30.11.05.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

- 30 Developing Our Organisation
Improve the financial viability of Council, by
- 5.4.2 Developing processes to measure and allocate costs of Council services
 - 5.4.3 Developing improved financial management reports

Legislation Implications

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

6.10. Financial management regulations

Regulations may provide for —

(d) the general management of, and the authorization of payments out of —

(i) the municipal fund; and

(ii) the trust fund,

of a local government.

Regulation 13(1), (3) & (4) of the Local Government (Financial Management) Regulations 1996 refers, ie.

13. Lists of Accounts

(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —

(a) the payee's name;

(b) the amount of the payment;

I the date of the payment; and

(d) sufficient information to identify the transaction.

- (3) A list prepared under subregulation (1) is to be —
- (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
 - (b) recorded in the minutes of that meeting.
- (4) After the list referred to in subregulation (1) has been prepared for a month the total of all other outstanding accounts is to be calculated and a statement of that amount is to be presented to the council at the meeting referred to in subregulation (3)(a).

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

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

Consultation

Nil

BACKGROUND

Pursuant to Section 5.42 of the Local Government Act 1995 (*Delegation of some powers and duties to CEO*), Council has resolved to delegate to the CEO (*Primary Delegation No: 150 refers*) the exercise of its powers to make payments from the municipal and trust funds.

COMMENT

The List of Accounts paid for the period 1 November 2005 to 30 November 2005 is presented at Attachment A-1 of the Agenda.

CS106/12/05 RECOMMEND

That Council note the List of Accounts paid as presented at Attachment A-1 of this Report and summarised as follows:

Municipal Fund

Accounts paid totalling \$25,463,854.50 on Vouchers 28–4 - 2960, Batch 208 - Batch 221, 100226 – 100246 & 3000–7 - 300029

Trust Fund

Nil

Moved Cr Everts
Motion Carried (6-0)

FINANCIAL REPORT –OCTOBER 2005

WARD : ALL
FILE REF : FIN/1
DATE : 30 Nov 2005
REF : AFM / NC
RESPONSIBLE : EDCorpS and EMBS
MANAGER

In Brief:-

- This Report is in response to Council’s resolution of 21st November 2005 to “*refer the Financial Report for the period ended 31 October 2005 to the December 2005 City Strategy Committee meeting for review*”.

Tabled Items

Nil

Strategic Implications

Developing our Organisation:

- Improve the environment for effective governance;
- Improve the overall financial viability of Council.

Legislation Implications

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

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

The Statement of Financial Activity as presented refers and explains. The statement, whilst identifying a number of areas, does not, at this time, warrant concern from a budgetary or financial viewpoint.

Consultation

Directors and Managers relevant to the reported instances of ‘material variance’.

BACKGROUND

The purpose of this Report is to provide Committee/Council with further opportunity to review in more detail the Financial Report as previously presented to the 21st November Council Meeting via the CEO’s Report. The Report as previously presented and resolved is reproduced at **Attachment A-2**.

PROPOSAL AND COMMENT

The October 2005 Monthly Financial Report has been prepared in accordance with legislative requirements and previous Council resolution.

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

These indicators are:-

Revenue

Material variances are identified where, for the period being reported, the actual varies to the budget by an amount of (+) or (-) \$50,000 and in these instances an explanatory comment has been provided.

Expense

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

^{NB} Whilst a number of areas on the October report fall into the review category, none of these areas warrants concern at this point in time i.e. all projected revenues and expenses are anticipated to occur, albeit in a differing timeframe than that which was anticipated.

CS107/12/05 RECOMMEND

That Council, pursuant to Regulation 34 of the Local Government (Financial Management) Regulations 1996 (as amended), accept the Financial Report for the period ended 31 October 2005 as presented at Attachment A-2 to this report.

Moved Cr Cominelli
Motion Carried (6-0)

Cr Munn joined the meeting at 5.57pm.

TOWNSCAPE AMENITY – SPECIFIED AREA RATE RESPONSE

WARD All
FILE REF: RAT/1
DATE 5th Dec 2005
REF AFM
RESPONSIBLE ED CorpS
MANAGER

In Brief:

This report presents ratepayer response to Council's 2005-06 Annual Budget decision to impose specified area rates on properties in (5) specified areas to fund a Townscape Amenity Service commencing 1st January 2006,

The report recommendation is that Council reaffirm its 2005-06 Annual Budget decision to implement the Specified Area Rate (SAR) funded Townscape Amenity Services with effect from 1st January 2006.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Implement townscape, streetscape and parkland improvements to enhance the distinctive character of the City.

Legislation Implications

Nil

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

The Townscape Amenity Services to which this report refers is included in this year's 2005-06 Adopted Annual Budget at an estimated total cost of \$92,856.

Consultation

Technical Services Directorate
Affected Ratepayers

BACKGROUND

In adopting the 2005-06 Annual Budget, Council resolved to introduce with effect from 1st January 2006 a Townscape Amenity Service in (5) specified areas to be funded by specified area rates. The basis of the proposed services was explained in a letter enclosed with the Rates Notice sent to each affected landowner, which read as follows:

Re: Specified Area Rate (SAR) - Townscape Amenity Service

In response to repeated requests from local businesses in relation to the cleanliness, litter and general maintenance of our town centres and business areas, Council has decided to introduce a new service referred to as a Townscape Amenity Service.

The complete service will commence from 1st January 2006 and will be funded by a “specified area rate” which is a rate imposed on only those properties that benefit from the service to be provided. *It is to be noted that under the Local Government Act, the City may only use the money received from a specified area rate to meet the cost of providing the service for which the rate is imposed. Indeed if the City receives more money than it requires from a specified area rate, the City is obligated to either refund or allow a credit against the next year’s rates.*

It was decided to introduce the SAR this year as generally businesses have avoided the valuation “hike” experienced by residential landowners. It would be inappropriate to introduce the service at the expense of the broader community.

Broadly, the service includes street furniture maintenance, litter control, sweeping of roadways, verge mowing, weed spraying and street garden maintenance. It will focus on (5) areas namely, Armadale Town Centre, Kelmscott Town Centre, Kelmscott Industrial area, South Armadale Industrial area and local shopping precincts including those in Roleystone, Westfield, West Armadale and Champion Drive. The nature and extent of the service varies slightly between the (5) areas according to needs – hence there are (5) specified area rates which apply.

The Council believes action needs to be taken forthwith and will fund the introduction of an interim service as soon as it can be commissioned. Your rate this year will only be to cover the full service for half the year (i.e. commencing 1 January 2006).

The above letter also described (i) in what specified area the property belonged; (ii) details of the service to be provided; and (iii) a map showing the area to which the specified area rate was being applied.

DETAILS OF PROPOSAL AND COMMENT

Analysis

Eight (8) letters of objection were received from the 587 services upon which the City levied a Specified Area Rate (SAR) for Townscape Amenity Services. In addition to the (8) letters received, approximately (12) phone calls were received (primarily from tenants of business properties) also expressing opposition to the specified area rates.

The 8 letters have been forwarded to Councillors under separate cover. The most common expressed opposition to the SAR funded services is not about the need for the service but rather “who should pay for the service”. The most often expressed view was that the cost should be borne by all ratepayers given all ratepayers will benefit. The phone calls received expressed very similar views to the letters.

The 2005-06 SAR billing details were as follows, ie.

Description	Number of Props levied	Total levied	Highest SAR Rate	Lowest SAR Rate	Average SAR Rate (excluding highest & lowest)
Armadale Town Centre – SAR A	93	40,800	22,184	13	205
Kelmscott Town Centre – SAR B	67	27,200	6,456	36	319
Kelmscott Industrial Area – SAR C	298	6,800	245	5	22
Sth Armadale Industrial Area – SAR D	116	7,760	904	12	60
Shopping precincts – SAR E	13	10,300	3,349	24	628
<i>Total</i>	587	92,860			

Council’s Technical Services Directorate report that:

- Necessary arrangements are in train (labour resources, plant & equipment resources and work schedules) to commence the services; and
- The interim amenity improvement service was commenced in September 2005 to carry out maintenance of streetscapes in the Armadale and Kelmscott town centres. In October 2005 this was extended to the shopping precincts at Westfield, Champion Drive, West Armadale and Roleystone. Parks staff will commence additional servicing of both the Kelmscott and South Armadale industrial areas in January 2006. Since commencing the programme, the City has received numerous calls and positive feedback from the programme.

Conclusion

Acknowledging the limited opposition to the SAR funded Townscape Amenity Services Council remains of the view that there is a confirmed need for the additional service and that the SAR approach is the most suitable and equitable method of funding the services based on service benefits received. It is recommended that Council reaffirm its 2005-06 Annual Budget decision to implement the (5) SAR funded Townscape Amenity Services with effect from 1st January 2005.

CS108/12/05 RECOMMEND

1. **That Council, having duly considered the feedback received from property owners reaffirm its 2005-06 Annual Budget decision to implement the following Specified Area Rate funded Townscape Amenity Services effective from 1st January 2006:**
 - **Townscape Amenity Service Specified Area A – Armadale Town Centre**
 - **Townscape Amenity Service Specified Area B – Kelmscott Town Centre**

- **Townscape Amenity Service Specified Area C – Kelmscott Industrial Area**
 - **Townscape Amenity Service Specified Area D – South Armadale Industrial Area**
 - **Townscape Amenity Service Specified Area E – Shopping Precincts (Westfield, West Armadale, Roleystone and Champion Drive).**
- 2. That the 8 correspondents be advised of Council’s determination on the Specified Area Rate.**

Moved Cr Munn
Motion Carried (7-0)



**AERIAL PHOTOGRAPH
LOT 6 CENTRE ROAD, WESTFIELD**

RATES EXEMPTION APPLICATION – Lot 6 Centre Road Westfield

WARD Heron
FILE REF: A239489, RAT/13
DATE 24 November 2005
REF JEAH
RESPONSIBLE MANAGER Executive Manager
Business Services

In Brief:

- Rates Exemption application received from the Anglican Schools Commission (ASC) for early learning centre for students from Kindergarten to Year 2.
- Recommendation is that the application be approved with effect from 1 July 2005.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Long Term – to achieve a better quality of living for the people of our city.

Legislation Implications

Local Government Act 1995

S6.26 Rateable land.

(1). Except as provided in this section all land within a district is rateable land.

(2). The following land is not rateable land -

(f) land used exclusively as a non-government school within the meaning of the School Education Act 1999;

(6). Land does not cease to be used exclusively for a purpose mentioned in subsection (2) merely because it is used occasionally for another purpose, which is of a charitable, benevolent, religious or public nature.

Council Policy/Local Law Implications

Current practice is to apply the rate exemption from the date of the application, but as the school has been occupied since May 2004, it is recommended that the application if approved be effective from 1 July 2005.

Budget/Financial Implications

The application if approved as recommended equates to a rate revenue reduction of \$8,019.38 for the 2005/06 financial year.

Consultation

Applicant

DETAILS OF PROPOSAL

Relevant extracts from the applicant's application are as follows:

"The Anglican Schools Commission (ASC) is a not-for-profit incorporated association providing low fee, primary and secondary schooling in Western Australia. As a not-for-profit organisation engaged in education, it enjoys an exemption from the payment of income tax, as well as exemption under section 75A of The Stamp Act for stamp duty payable on the purchase of land and the like. For instance, the ASC was deemed exempt from the payment of stamp duty on the purchase of the land the subject of this rates assessment.

The Early Learning Centre ("ELC") is situated directly across from the existing Primary School, specifically designed to cater for the needs of students from Kindergarten to Year 2. Its bright interior, sporting bold yellows, blue, oranges and burgundy shades open out to expansive playground areas and a more intimate central courtyard. Separate play areas have been designed on either side of the building, one for Kindergarten and Pre-primary students, and the other for Year 1 and 2 students. Clear lines of sight are achieved throughout the buildings for supervision with large windows and innovative "novelty" features like portholes that are sure to encourage just as much interest from the students as the teachers. Facilities have been designed at child height with tables, taps and kitchen areas allowing children to easily participate in all activities. Modern technology is also integrated throughout the Centre.

COMMENT

The subject property was purchased by the Applicant in September 2001.

Approval to commence development of an Early Learning Centre on the subject property was issued by Council in April 2003.

The Certificate of Building Classification was issued by Council in May 2004 and shortly following this date, students moved in to the centre.

The Applicant has also submitted a copy certificate of registration issued in accordance with Section 162 of the School Education Act 1999, dated May 2004 and signed by the Minister for Education and Training.

Conclusion:

The Application fully satisfies the requirements of Section 6.26 (2) (f) of the Local Government Act 1995 and accordingly it is recommended that Council grant the rates exemption with effect from 1st July 2005.

CS109/12/05 RECOMMEND

That Council pursuant to Section 6.26 (2)(f) of the Local Government Act 1995, approve the Anglican Schools Commission Inc's application for rates exemption on the property at Lot 6 Centre Road Westfield (Assessment 239489) effective from 1 July 2005.

Moved Cr Reynolds
Motion Carried (7-0)

LOCAL GOVERNMENT STRUCTURAL REFORM

WARD All
FILE REF: GOV/11
DATE 30th Nov 2005
REF AFM
RESPONSIBLE Executive Director
MANAGER Corporate Services

In Brief:

- This Report presents details of the Local Government Advisory Board's (LGAB) recently commissioned Inquiry into Structural Reform in WA Local Government and canvasses what Council's response to this Inquiry may be.
- The Report Recommendation is to (i) support the Western Australian Local Government Association's (WALGA) Draft Response to the Inquiry and (ii) support the principle of Structural Reform but not the limited Terms of Reference applying to the LGAB.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

To develop and coordinate long-term plans for all services and that these plans must consider the economic and financial strength of the City, environmental sustainability and community development.

Legislation Implications

Nil

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

No direct implications as a result of this Report

Consultation

Management Executive

BACKGROUND

On Tuesday 4th October 2005, the Minister for Local Government announced that Cabinet had approved for the Local Government Advisory Board (LGAB) to conduct a review into the "structural and electoral reform of Local Government in WA".

Pursuant to the LGAB's Terms of Reference, the structural part of the review will focus on identifying approaches that councils can adopt in achieving structural reform, ranging from local government amalgamations through to resource sharing and issues particular to the sustainability of rural and remote communities. More particularly, the Terms of Reference cover the following issues:

- The objectives and need for structural reform;
- How structural reform can enhance the future economic, environmental and social sustainability;
- Identification of approaches that can be adopted by councils in achieving structural reform;
- Identification of impediments to structural reform;
- Identification of councils where amalgamations may be the most effective and efficient method of achieving sustainability;
- Identification of councils where the sustainability issues are more appropriately addressed by approaches other than amalgamations;
- Procedures and processes necessary to achieve these changes; and
- Any other issues that the LGAB may consider relevant to structural reform.

(The LGAB's Issues Paper in full is presented at Attachment A-3 to this report – NB: please disregard the Electoral Reform section for whilst a related matter, it is being addressed separately)

The LGAB's deadline for reporting to the Minister, is 10th February 2006.

DETAILS OF PROPOSAL AND COMMENT

Analysis

The subject of structural reform has been an ongoing topic in local government for many years and has taken various forms as evidenced by the following "snapshot" of some of the initiatives having occurred over the past (12) years, ie.

October 1994 - State Cabinet formed a Committee (called the **Local Government Structural Reform Advisory Committee**) with the following terms of reference:

- a) To consider whether local governments generally throughout WA as at present constituted are able to operate and to have a community of interest in financial, administrative and strategic matters that is effective not only for its residents but generally to the State.
- b) To recommend what steps, if any, should be taken to ensure councils are able to provide for a community of interest and also be capable of delivering efficient and effective services to the community.
- c) To identify and promote opportunities and strategies which enhance the efficient and effective delivery of services, and
- d) To consider as part of a, b and c above, the implications and requirements of the proposed new Local Government Act.

At the time of this Report being commissioned, government reform and change was happening on a wide scale throughout Australia. Examples of other reform initiatives at the time included:

- The Federal Government's National Competition Policy which still today forms part of Council's statutory reporting in the Annual Report, ie. covering aspects such as competitive neutrality, legislation review and structural reform;
- The major restructuring of local government in Victoria (as part of a state-wide economic review) which amongst other outcomes, reduced the number of local governments from 210 to 78 and introduced compulsory competitive tendering and contracting-out; and
- The new Local Government Act for WA.

The Committee presented its (100) plus page Report, called "Advancing Local Government in Western Australia", to the Minister in March 1996. In the Report Foreword the comment was made "This Report to the Minister for Local Government is the first for more than 20 years on the state of local government in WA with recommendations for the future". The Report made (21) recommendations covering a range of issues including:

- local government boundaries;
- size and financial performance;
- difficulty of comparing performance;
- economies of scale;
- capacity of small councils to cope with requirements of new Local Government Act;
- separation of powers;
- local democracy;
- benchmarking;
- competitive tendering and contracting out;
- business plans;
- customer service focus;
- co-operative arrangements and resource sharing; and
- integrated Local Area Council Model.

At the time, the City committed significant resources in preparing a substantial response to the Report which addressed each of the (21) Report Recommendations.

1997 – Council's Executive participated in the then Institute of Municipal Management (WA) program known as the **Local Government Support Scheme** which had as its objective to establish a network of knowledge and support between local governments in order to assist practitioners fulfill their growing legislative and micro-economic reform obligations

1997 – in conjunction with the Gosnells, Serpentine/Jarrahdale, Victoria Park and Kalamunda councils, Council's Executive participated in a **joint innovation research project** which had as its outcomes: access to innovative ideas relating to services and processes; opportunity to explore working relationships with key customers and suppliers; an understanding of the importance of customers, suppliers and one's own organization as sources of innovation.

1998 – Council contributed to a Department of Local Government produced publication called “**Contemporary Issues in Local Government**” which was designed to provide background information on a range of modern management practices and concepts and to identify, based on a comprehensive survey, the degree to which these were being applied in local government (the 1998 publication was a repeat/update version of an earlier 1994 like publication again produced by the Department)

2000 – the Department of Local Government with input from local councils including Armadale, produced a publication called “**Comparative Indicators for WA Local Governments**” which spanned a period of 5 years from 1995 to 1999.

2002 – Council participated in a survey undertaken by the Department of Local Government into “**Resource Sharing between metro and non-metro local governments**” citing the following as examples of Council’s resource sharing initiatives at the time, ie. drafting and GIS services; resource sharing (greenhouse co-ordinator); plant hire; maintenance of boundary roads; providing tip passes; mechanical servicing of plant and equipment.

2002 – **Cost Shifting Inquiry** initiated by the Federal Government. Council made submission on this Inquiry and today the Hawker Report which is the outcome of the Inquiry is the subject of ongoing negotiations between the Australian Local Government Association and the Government. Council in its submission to this Inquiry identified cost shifting by state and federal governments amounting to approx \$1.9m per annum which continues today and is certainly remains a very large impediment to Armadale Council being more sustainable.

WALGA’s Position on Structural Reform

WALGA’s position on structural reform, which will be the subject of State Council deliberation and decision in early December 2005, is summarized as follows:

“The Secretariat feels strongly that the LGAB Terms of Reference are premature, and should have been preceded by a more substantial investigation into the systemic sustainability of Local Government in WA, from which a more targeted and appropriate reference could be developed for the LGAB. Such a study would also identify other investigative references or actions that need to be addressed by State and Federal Government departments and agencies to enhance the sustainability of local government. Only with the support of this legitimate research base can valid actions be taken by the three spheres of government in identifying and addressing the need for structural reform of local government.”

As a result, the Association has prepared a Draft Response to the Inquiry and now seeks from member councils, feedback on its content and an indication of support for the direction proposed – the Draft Response is presented at **Attachment A-4** to this Report.

The above position of WALGA has been primarily developed on considerations and motions at the 2004 and 2005 Annual General Meetings of the Association. Extracts from recent WALGA reports on structural reform which provide the context for its current position and Draft Response are as follows:

There is a growing body of concern within Local Government at the medium to long term viability of the sector, and of the need for any efficiency and/or effectiveness deficits to be addressed by a process of structural reform.

Structural reform encompasses the legislative, regulatory and institutional frameworks that Local Governments operate within, meaning that issues such as competitive tendering, intergovernmental financial transfers, cost and responsibility shifts and the nature of relationships between Local Government and the other spheres of government should be explored as part of any reform agenda.

The current policy position of the Association on the issue of structural reform has been to oppose “forced” amalgamations but to support and encourage regional cooperation. In regard to the metropolitan area, the Association position is that any reform should be only considered as part of a metropolitan-wide review.

Structural reform processes have either been completed or are underway in most State and Territory jurisdictions.

In terms of models for change, preference is for the South Australian approach to change, whereby the State Government set targets for change and a deadline for achievement, and then allowed Local Government to design and manage its own processes. It is worthy to note that both the Queensland (\$5m, dollar for dollar) and NSW governments (\$500k) have recently made significant funding commitments to assist local governments in their respective States pursue structural reform.

The recent Independent Inquiry into the Financial Sustainability of Local Government in South Australia, found that despite a process of (notionally) self-managed change (largely defined as amalgamation and boundary alterations), the SA Local Government sector is still largely considered to be unsustainable in a financial sense, with 26 of 68 local governments found to be financially unviable in the medium to long term and only one third of councils considered to be currently in a comfortable financial position.

Research by the Municipal Association of Victoria shows that approximately 20% of Councils in that State are currently unable to meet their infrastructure obligations, despite what the Grants Commission defines as “reasonable effort” in terms of Local Government rates, debt utilization and fees and charges regimes.

There is anecdotal evidence that the WA Local Government system may be confronted by similar challenges, and to pursue a localized reform process in the absence of a complete understanding of the systemic challenges confronting Local Government may only provide minimal, short term benefit.

To this end, the Association is pursuing funding for a major research project into the sustainability of the sector, to provide a context for structural reform. This will be mutually complimentary to work being commissioned by the Australian Local Government Association on national issues associated with the viability of Local Government to underpin its work in relation to the federal response to the Hawker Report.

Armadale Position

The City has been a long time supporter of the concept of structural reform that will enable continued delivery of genuine “Local Government” services into the future.

Reform cannot be restricted to the Local Government sphere if it is to be effective. All throughout Australia, local communities are expected to provide for themselves against dwindling (in real terms) resources.

Reform will not be achieved by adjusting boundaries and sharing resources. Unless a fundamental shift is made in the manner of tax collection and redistribution, local government will struggle to retain its basic assets, let alone provide new services.

In Armadale’s case, the difficulties faced by Council each year in “balancing” the financial aspects of the annual budget and 15 Year Financial Plan against community needs, is indicative of the sustainability challenges that lie ahead. If Council was funding its infrastructure and asset management obligations at a realistic replacement level, then the difficulties experienced in “balancing” the City’s financial plans would be far greater. However, whilst cost shifting and rate exemptions (which are largely due to State and Federal government impositions upon the City) continue at levels conservatively estimated at \$1.5m per annum and \$0.4m per annum respectively, it’s no wonder that Council experiences the difficulties it does. Hence the imperative for the State and Federal Governments to be part of the Structural Reform Agenda for Local Government. Whether in comparative terms the City is, in any better or worse position than other Councils, is difficult to determine. However, anecdotal evidence suggest that good management has ensured that the City’s major asset , its roads, are in sound condition, but at current funding levels, the City is unable to keep them at that level of service.

Redirection of funds to other needs means that the City’s roads, buildings and parks infrastructure are deteriorating. High expectations in new suburbs may not be sustainable. High levels of service in recreation and leisure areas (e.g. libraries) will not be sustainable without a fundamental funding shift. It is doubtful whether even future population growth will provide the rate base to delivery such services.

Only a systematic statewide analysis can shed light on the gap between future funding capacity and ability to deliver.

The WALGA Draft Response calls for detailed research on these fundamental issues, after which Structural Reform proposals can be formulated.

Whilst some references to electoral reform should be considered elsewhere, the principles of governance, autonomy, local leadership, community engagement and diversity are strongly endorsed.

However, the strongest arguments is believed to lie in the economic and infrastructure areas of recommended research.

The Executive Director Technical Services advises as follows:

The lag in development brought about by Federal and State Government failing to invest in infrastructure until a “demand” occurs, service levels become unacceptable or safety standards are seriously eroded places an impost on Local Government as community’s look to their “local” government to deliver.

A further impact on the development of the State and hence on Local Government is that balanced development, allowing optimum usage of existing serviced land, does not occur,. Land development occurs along narrow corridors which are increasingly remote from the “centre”. Such a bias is shown in the relative growth rates of the South Western and South Eastern corridors of the Metropolitan area.

Options & Conclusion

In summary then, the options for Council in terms of a response to the LGAB’s Inquiry into Structural Reform are essentially as follows:

1. Support the WALGA Draft Response with or without added comment, or
2. Prepare its own separate submission.

Given the wider fundamental issues underpinning the structural reform agenda as explained in the above commentary and the limited resources to commission our own submission to the Inquiry in the timeframes imposed, **it is recommended that Council support Option 1.** WALGA’s Draft Response is considered both reasonable and adequate.

CS110/12/05 RECOMMEND

- 1. That Council support Western Australian Local Government Association’s (WALGA) Draft Response (as presented at Attachment A-4 to this Report) to the LGAB on the matter of Structural Reform in WA Local Government which:**
 - a) focuses on the prerequisite need for a review of the “Systemic Sustainability of Local Government” prior to any work done by the LGAB; and**
 - b) contains the following recommendations, ie.**
 - i. That the State Government adopt the WALGA vision for the Local Government sector.**
 - ii. That the State Government and WALGA, under the auspices of the State/Local Government Council, commission and independent inquiry into the systemic sustainability of Local Government in WA.**
 - iii. That the proposed inquiry be adequately resourced and enabled to:**
 - conduct the necessary Economic Analysis,**

- **compile an Infrastructure Asset Inventory, and**
 - **research and identify relevant Catchments.**
2. **That Council recognise the limitations of the Terms of Reference of the Local Government Advisory Board, noting that they fail to recognise the fundamental need for Federal and State participation to overcome current inequities in the taxation regime and to overcome the impact of continued cost-shifting.**

Moved Cr Reynolds
Motion Carried (7-0)



**LOCATION PLAN
KELMSCOTT PRE PRIMARY SCHOOL LEASE
RESERVE 31604 - RIVER ROAD, KELMSCOTT**

LEASE – KELMSCOTT PRE PRIMARY SCHOOL

WARD River
FILE REF: A182678/2
DATE 5 December 2005
REF NP
RESPONSIBLE MANAGER Manager Governance & Administration

In Brief:

- The recommendation seeks Council approval to renew the lease with the Education Department for the Kelmscott Pre Primary School in River Rd, Kelmscott (Portion of reserve 31604) for a further five (5) year period.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Work with government and the community to address identified needs in community services.
Optimising the use of community buildings, facilities and reserves.
Reviewing usage of community facilities and community needs/demands

Legislation Implications

Local Government Act 1995 Section 3.58 – Disposing of Property.
Local Government (Functions and General) Regulations 1996 Regulation 30 – Exempt Dispositions of Property

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Nil

Consultation

Manager Property Services
Planning Department

BACKGROUND

The Education Department originally leased a portion of Reserve 31604 for a period of five (5) years on 4 April 1993 as a pre primary school, with a renewal option of a further five (5) years being granted by Council on 4 May 1998.

Correspondence from the Education Department at the time requested that the renewal be by way of an exchange of letters due to the cost implications of preparing new documents and the fact that the Minister was not in a position to enter into leases under the Education Act 1928. This was subsequently agreed to.

Following amendments to education legislation and further advice from the Education Department, at its meeting of 4 December 2000 Council resolved (C276/00) to enter into a new lease with the Education Department for a portion of reserve 31604 River Rd, Kelmscott for the purposes of a pre primary school. The term was for an initial period of five (5) years with a further option of five (5) years.

Under the terms of the lease the current rent is \$3596.08 inclusive of GST and is increased annually by CPI.

DETAILS OF PROPOSAL

The Education Department is wishing to exercise their lease renewal option pursuant to clause 3(b), on a portion of Reserve 31604 in River Rd, Kelmscott for a further five (5) years.

COMMENT

Analysis

Council currently has a lease with the Education Department for a portion of reserve 31604 River Rd, Kelmscott (A copy of the leased area is presented overleaf) for the purposes of a Pre Primary School with the initial term expiring 31 December 2005. Item 6 of the schedule provides for a five (5) year renewal period commencing 1 January 2006.

Clause 3(b) of the lease states:

“Subject to the Lessor’s agreement, the Lessee having duly and punctually performed and observed the terms and covenants and conditions on its part herein contained and not being in default hereunder shall have the option (exercisable by at least three (3) calendar months written notice to the Lessor expiring on or before the expiration of the Term) of renewing this lease for the further term (if any) stated in item 6 of the said Schedule at the same Rental and on the same terms covenants conditions and stipulations (except this option) as are herein contained.”

Following written advice from the Education Department that they were seeking approval to exercise their renewal option, discussions were held with officers from both the Technical Services and Planning Departments who have both confirmed that they have no objections to the lease being renewed.

In addition it is also advised that the Education Department has complied with all conditions of the lease and has not been in breach at any time during the initial term of five (5) years.

As stated above, clause 3(b) of the lease provides that any option for renewal is on the basis that all terms and conditions of the lease remain the same.

Options

There are two options available.

Option 1 – Not approve the renewal.

Option 2 – Approve the renewal.

As stated previously discussions were held with officers from the Technical Services and Planning Departments to ascertain whether they had any objections to the renewal and to ascertain whether or not Council had any proposed alternative uses for the land.

They confirmed that there were no proposed alternative uses and that they had no objections to the renewal.

Based on the important educational facility it provides to the community option (2) is recommended.

Conclusion

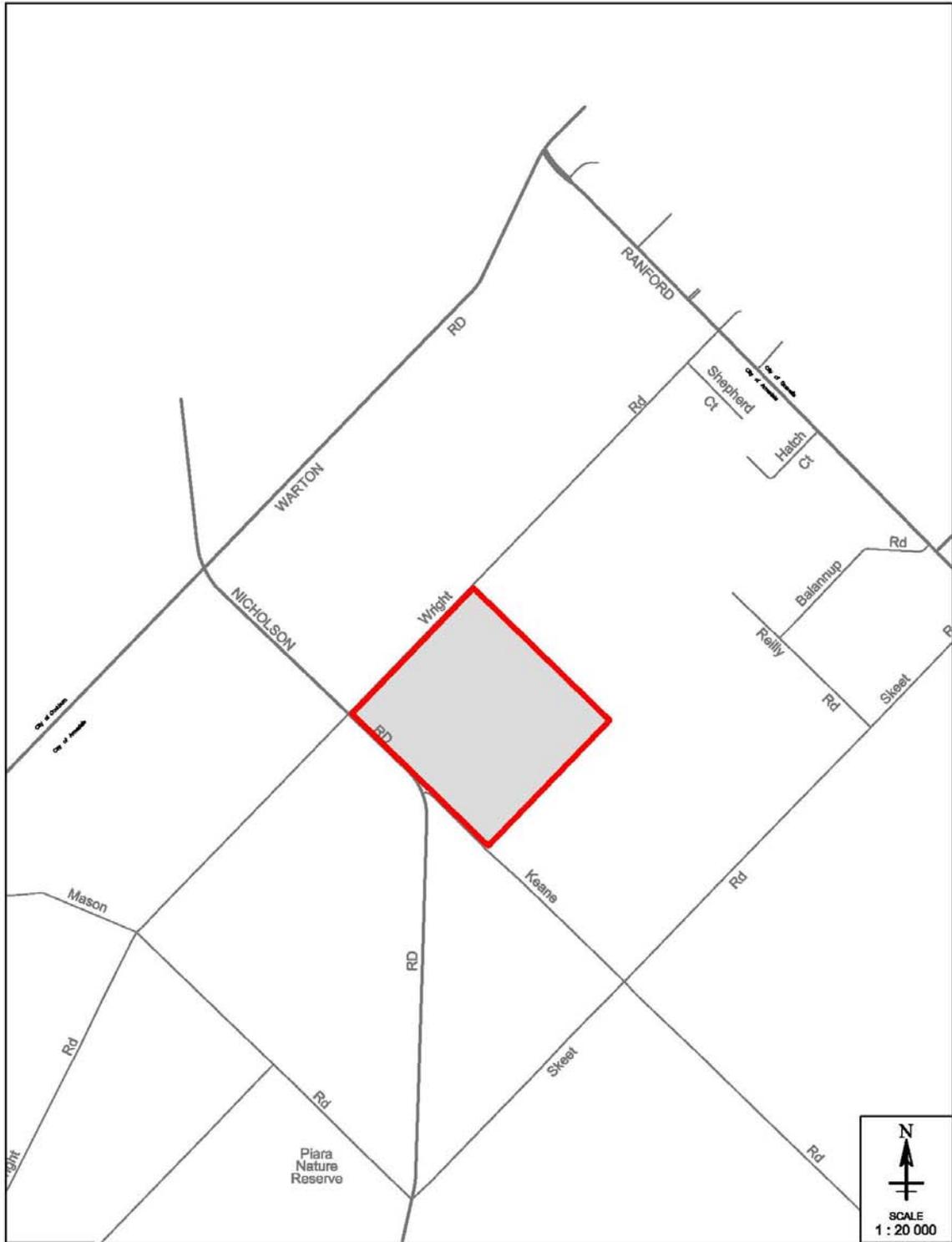
Due to the following factors it is recommended that Council approves the renewal of the lease with the Education Department for a portion of reserve 31604 River Rd, Kelmscott for a further five (5) years.

- The important community facility it provides to the local community;
- There have been no breaches of any of the terms and conditions contained within the lease.

CS111/12/05 RECOMMEND

That Council grants the option of renewal of the lease to the Education Department for a portion of Reserve 31604 River Rd, Kelmscott (Kelmscott Pre Primary School) as depicted on the plan attached to this agenda for a further five (5) years commencing 1 January 2006, under the same terms and conditions of the original lease.

Moved Cr Butterfield
Motion Carried (7-0)



**LOCATION PLAN
LOT 49 WRIGHT ROAD, FORRESTDAL**

***DEED OF AGREEMENT - TO PRESERVE A BUILDING LOCATED ON LOT 49
WRIGHT ROAD AS A FUTURE COMMUNITY CENTRE FACILITY***

WARD : LAKE
FILE REF : PSC/36

DATE : 17 November 2005
REF : IM/JR
RESPONSIBLE : EDDS
MANAGER
APPLICANT : The City of Armadale, Mr
and Mrs Baker and the owners
of Lot 49 Wright Road, Ulmari
Pty Ltd, Kimbar Nominees Pty
Ltd and Wedfog Pty Ltd.

LAND OWNER : The owners of Lot 49 Wright
Road, Ulmari Pty Ltd, Kimbar
Nominees Pty Ltd and Wedfog
Pty Ltd.
SUBJECT LAND : Lot 49 Wright Road.

ZONING : Urban/ Urban Development
MRS/TPS No.4 Zone

In Brief:-

- A deed of agreement is proposed between the City and the owners of Lot 49 Wright Road and Mr and Mrs Baker, the owners of the rights to salvage materials from a homestead located on Lot 49 which the City seeks to have protected for future use as a community centre.
- The deed proposes the Bakers refrain from salvaging materials from the building and that the landowners, maintain, insure the building and cede the site to the City as part of the subdivision of Lot 49.

Recommend the legal documents be executed and the initial payment of \$50,000 be made from the DCP account.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

3.1 Engaging in development of the new communities at Brookdale and Forrestdale.

Legislation Implications

Nil.

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Cost of house purchase will be through the North Forrestdale Developers Contribution Plan. \$50k allocated in 15 Year Plan from 2009/10 – additional funding required in the medium term.

Consultation

- ◆ The City's Solicitors (Kott Gunning)
- ◆ The Bakers (owners of the house)
- ◆ Owners of Lot 49
- ◆ The North Forrestdale Steering Group
- ◆ Officers of Development Services and Community Services.

BACKGROUND

Over 550ha in North Forrestdale has been rezoned for urban purposes and the North Forrestdale Structure Plan has detailed the manner in which development will proceed. The Structure Plan identifies the open space network, the general road network and the arrangement of land uses. The actual provision of social facilities will occur as need arises however some provision will be made in the Developers Contribution Plan to be considered by Council.

Earlier this year the City became aware of a substantial building on Lot 49 Wright Road which was at risk of being demolished or moved. The building was constructed over a 20 year period from recycled timber and stone gathered from demolitions throughout the State. The house (floor area of 500m²) is in good condition, which has been confirmed by Council officers as having potential for future use as a community centre (*see photograph of building below*).

Negotiations have taken place with the owners of the house and the owners of Lot 49 to establish the manner in which all parties can be satisfied and the house secured for eventual City use. Council has recognised that it would be desirable to make provision for the Public Open Space ceded by subdivision of Lot 49, to include the area of land on which the homestead building is located. Accordingly, in March 2005, Council adopted North Forrestdale First Stage Structure Plan and resolved to make provision for the building to be accommodated in a modified Public Open Space layout (D27/3/05).



DETAILS OF PROPOSAL

The current owners of Lot 49 Wright Road are Ulmari Pty Ltd, Kimbar Nominees Pty Ltd and Wedfog Pty Ltd.

A legal agreement is proposed between the City and the owners of Lot 49 Wright Road, and Mr and Mrs Baker, the owners of the rights to salvage materials from the homestead.

It is proposed that the Baker's House on Lot 49 be purchased through the North Forrestdale Developers Contribution Plan to provide a community centre for the future community. In the interim, the developers of Lot 49 will manage the property, make the necessary arrangements for insurance and operate a sales office.

Council's solicitors have drawn up a Deed of Covenant for signature by the Bakers, the lot owners and the City which establishes the following:

- The Bakers to vacate the house in its present condition;
- The City to pay the Bakers \$150,000 in three equal instalments (on 10 January 2006, 6 months after gazettal of DCP and 12 months after gazettal of DCP) from the City's DCP reserve account;
- The City to pay interest at the rate of 8% per annum in the event of instalments not being paid;

- The Owners to not demolish or alter the House and keep it in good order;
- The Owners to keep the House insured at replacement value;
- The City to permit the Owners to use the House for caretakers premises, storage and sales office.

The house is comprised of a number of large bedrooms which would lend themselves to conversion into offices or meeting rooms. The lounge room is very large and would be converted into a meeting room or event room. It is proposed that the house be used for community activities and meetings – and possibly for the provision of some of the City’s services.

COMMENT

It is opportune for the City to take advantage of the substantial asset available in the house on lot 49. The cost of acquisition (\$150,000) and the undertaking of the necessary refurbishment will be covered by the Developer Contribution Plan. Over the next few years the running costs of the building will be met by the landowner in return for its use as a sales office.

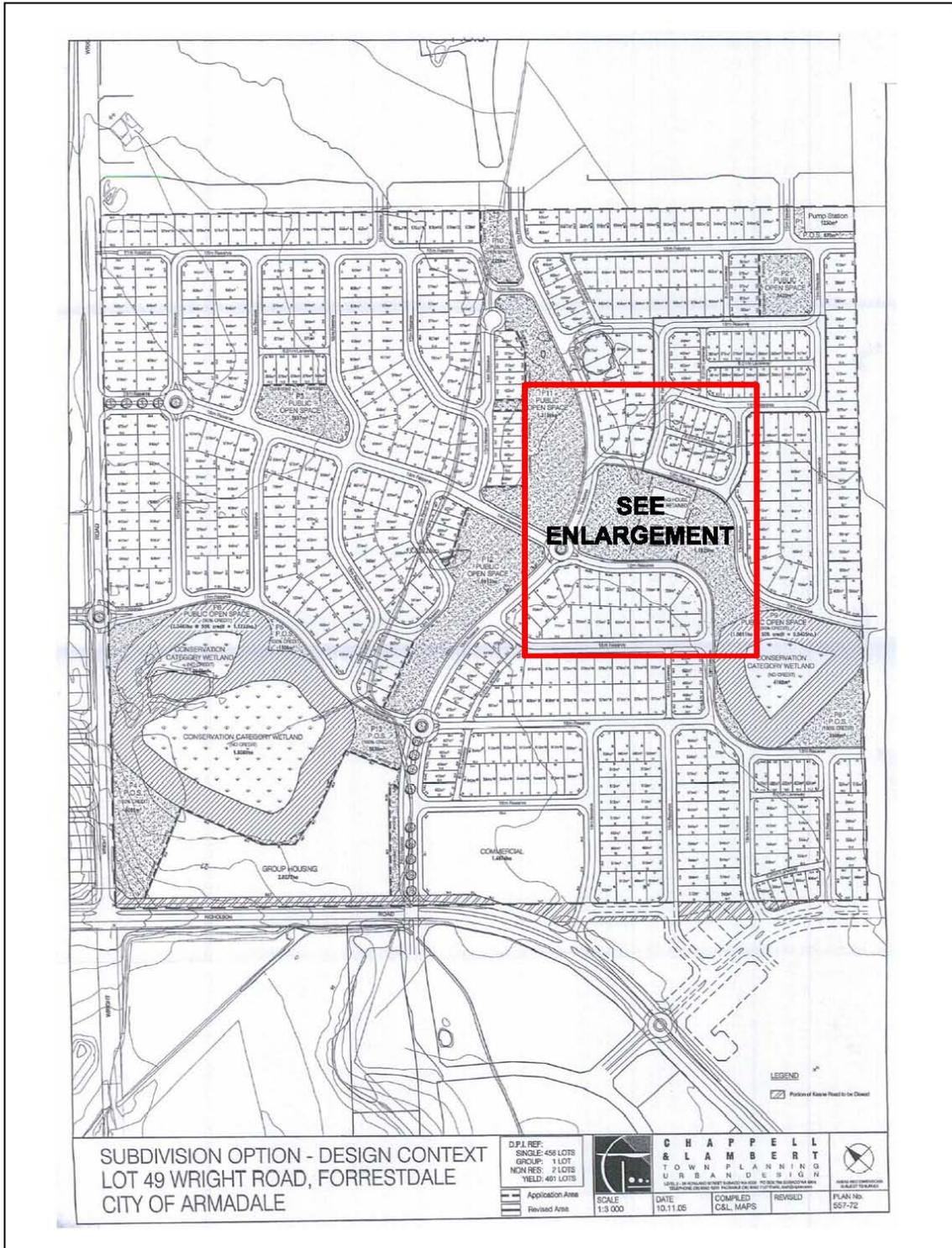
In order to accommodate the building it has been necessary to redesign the subdivision pattern. This has resulted in an improved relationship between open space and residential areas, but has required the allocation of additional land to be set aside. This land (specifically 4000m² upon which the Community Building will be located) will be a cost to the Developers Contribution Plan. The owners of Lot 49 are willing to cede the additional land, over and above the mandatory 10% required by WAPC policy on this basis (*see proposed Lot 49 Subdivision Plan overleaf*).

The retention and recycling of this rural character homestead as a community centre facility would represent considerable savings to the City in comparison to new construction of a new community centre. In addition, the ambience of the building, which is of stone and brick construction and wide verandahs, would also add to the character of the locality.

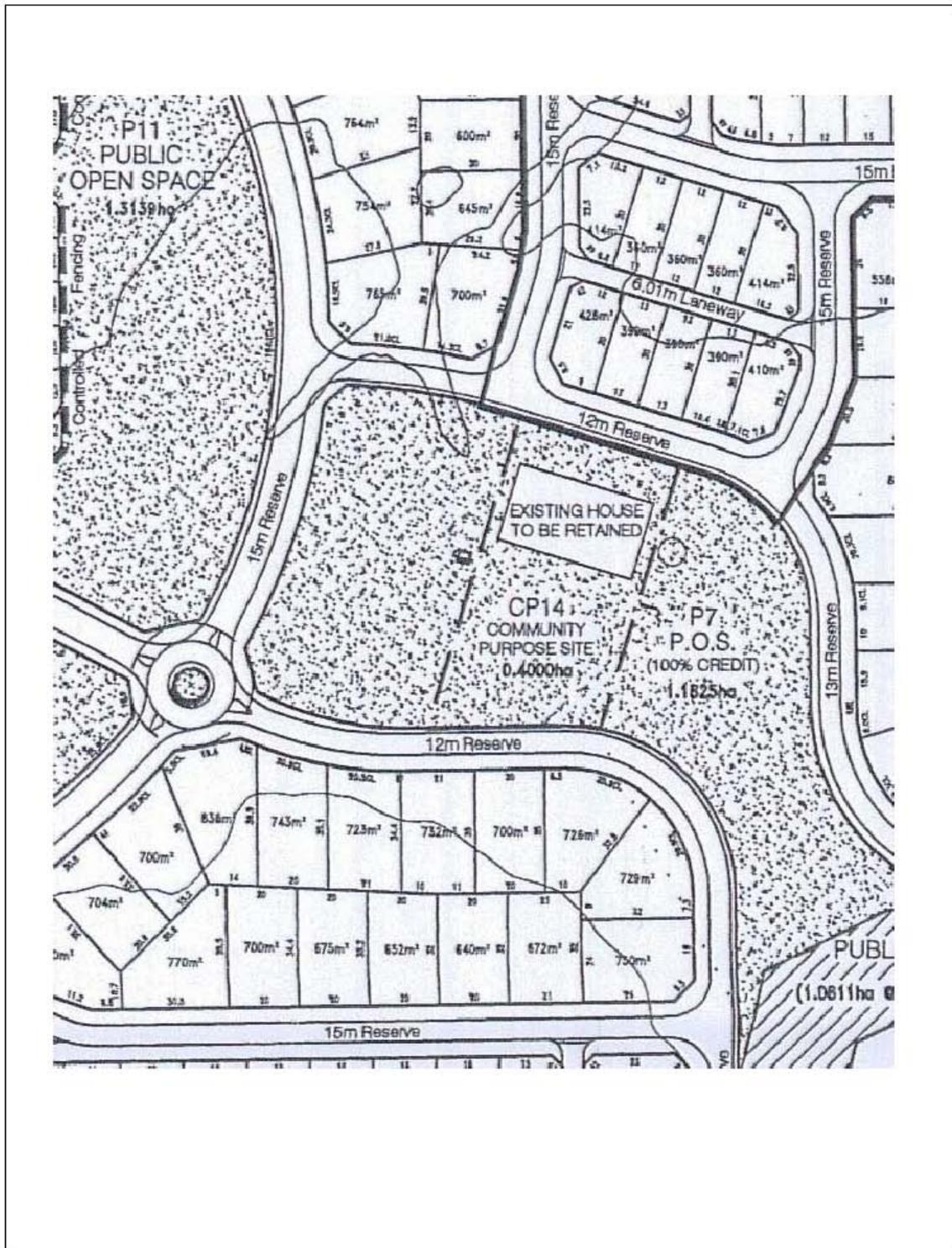
The subdivision of Lot 49 is anticipated to commence in 2006 (a subdivision application for 491 lots has recently been submitted). Development of housing and occupation by future residents is expected to occur over the next five years. The 15 Year Plan anticipates some Council expenditure commencing at the Centre in 2009/10 and thereafter with a \$50,000 pa allocation. It should be recognised that an additional allocation will be required which should be reviewed within the on-going review of the 15 Year Financial Plan.

The City has the opportunity to secure a valuable asset within which to meet the anticipated needs of the future population of North Forrestdale. A range of facilities will be required in North Forrestdale, however, this particular house will provide a facility early in the development of the suburb at no initial cost to the City. Certainly in the absence of the facility alternative provision would need to be made.

Council is asked to endorse the actions to date and approve the budget variation to enable payment to be made from the City’s Reserve Account.



SUBDIVISION PLAN
LOT 49 WRIGHT ROAD, FORRESTDAL



**PROPOSED COMMUNITY PURPOSE SITE
WITH HOUSE TO BE RETAINED
LOT 49 WRIGHT ROAD, FORRESTDAL**

North Forrestdale First Stage Development Contribution

The North Forrestdale First Stage Steering Group, which is chaired by the Executive Director of Development Services, is attended by representatives of all the landowners within the DCP area. The Steering Group has agreed to include these matters in the draft DCP, currently being prepared by the City. The City is ultimately the administrator and manager of the DCP. In brief, the DCP will operate by means of a Reserve Account into which per lot contributions from each developer will be paid. The costs incurred in providing the common infrastructure will be paid from these contributions as they accumulate.

Under the proposed DCP, all the benefiting landowners (ie all landowners who subdivide or develop for urban purposes) are required to share the costs of the infrastructure items which are identified under the provisions of part 6B of TPS No 4.

The Development Contribution Plan will be presented to Council for initiation of a Scheme Amendment in January 2006.

Deed of Agreement

As Mr and Mrs Baker have rights to salvage the materials from the building on Lot 49, an agreement is required so that they refrain from exercising their salvage rights, thereby allowing the building to be retained in good condition, for future ceding to the crown together with the 4000m² site as part of the staged subdivision of Lot 49.

A deed of agreement has accordingly been drawn up by Council's solicitors to secure the retention of the building in good condition under the immediate care of the owners of Lot 49, during the development stage of the estate. In the interim the owners of Lot 49 will insure and maintain the building in its current good condition and may use the building for a caretakers premises, storage or sales office.

The deed has three parties being the City of Armadale, Mr and Mrs Baker and the owners of Lot 49.

Under the deed the Development Contribution Plan is to pay Mr and Mrs Baker the total sum of \$150, 000 by instalments from the Reserve Account to be established in accordance of clause 6B.7 of TPS No 4. Three equal payments of \$50, 000 are to be made to Mr and Mrs Baker, however all payment is conditional upon the Development Contribution Plan being gazetted in Schedule 13 of TPS No 4 by 1st January 2008. If that does not occur Mr and Mrs Baker's rights to salvage materials from the building will be reinstated and they must refund any money paid, in the interim period.

“Seed” Funding

The initial \$50, 000 payment by 10th January 2006, may be funded by seed funding, which has been recently requested from the four major landowners with currently active subdivision applications, including the Perron Group (Fetherstone Holdings), Navara Estates (Ulmari Pty Ltd, Kimbar Nominees Pty Ltd and Wedfog Pty Ltd) and the Stockland and the Stockland/Dawkins development groups.

The \$60, 000 requested seed funding contribution (inclusive of legal costs) would be credited against those owners full DCP contribution. The full DCP contribution will be required upon gazettal of the Development Contribution Plan and completion of subdivision of their landholdings.

Should the seed funding request not be supported by all three major landowners, funding is anticipated to be obtained by seeking an initial infrastructure part-contribution from each of the current subdividers, prior to the clearance of subdivision conditions and release of any lots for on-sale to prospective new residents.

As an alternative interim funding mechanism, the Development Contribution Plan also allows for the administrator (the City), to raise a loan to fund priority infrastructure with all costs and interest payments attributed to and accordingly covered by the Development Contribution Plan.

Options

Council could:

1. support the making arrangements through the DCP for the retention and use for community purposes of the house on Lot 49 Wright Road and the entering into an appropriate management lease.
2. not support the retention of the house on Lot 49 Wright Road.

CONCLUSION

It is desirable to make arrangements for the retention of the substantial building on Lot 49 Wright Road to facilitate the early development of community facilities in North Forrestdale. In the interim it would be in the City's interest to enable the landowners to utilise the property as a sales office and thereby avoid the City having to cover management and insurance costs. Certain costs will be incurred in compensation to the house owners, however these are to be covered by the Developers Contribution Plan from which advance payments will be made arising from seed funding by developers. In view of the long term benefit of this initiative option 1 is recommended.

CS112/12/05 RECOMMEND

That Council

1. Pursuant to Section 6.8 of the Local Government Act 1995
 - a. Authorise the following expenditure:
 - i. North Forrestdale Bakers House \$50,000
 - b. Amend the 2005-2006 Annual Budget as follows:
 - i. Increase expenditure
 - North Forrestdale Bakers House \$50,000
 - ii. Increase revenue
 - Contributions to North Forrestdale DCP \$50,000

**for the purpose of the mandate of the North Forrestdale
Bakers House Project.**

- 2. endorse the deed between the City of Armadale, the owners of Lot 49 Wright Road, North Forrestdale and the owners of salvage rights to the homestead building located on Lot 49, such that the building is retained and maintained in good condition on the site during development and ceded for future use by the City as a community facility serving the new residential community of North Forrestdale.**
- 3. require an initial infrastructure part-contribution from each of the current subdividers as preliminary “seed funding” as necessary to finance implementation of the infrastructure items under the Development Contribution Plan, prior to clearance of subdivision conditions for any lots for on-sale to prospective new residents;**
- 4. authorise the signing and sealing of the legal documents to execute the deeds of agreement.**
- 5. congratulate all parties involved in negotiating this outcome for the building, noting the importance of its retention and the advantage of having a civic facility early in the development of this one.**

****ABSOLUTE MAJORITY DECISION REQUIRED (Part 1)**

Moved Cr Cominelli
Motion Carried (7-0)

OUTER METROPOLITAN GROWTH COUNCILS POLICY FORUM

WARD All
FILE REF:
DATE 7 Dec 2005
REF SDS
RESPONSIBLE CEO
MANAGER

In Brief:

- In 2004 representatives of outer-metropolitan Councils came together to consider responses to a number of issues. Throughout Australia outer-metropolitan Councils are facing common issues of capacity to pay, developer contributions and infrastructure provision.
- WALGA determined to form a Policy Forum of Outer Metropolitan Growth Councils.
- Terms of Reference and membership are determined by the Forum itself with facilitation and administrative support from WALGA.
- Councils are represented at the Forum by their CEO and the membership comprises 8 Councils.
- Recommend that Council note the formation of the forum, endorse the principle and note occasional funding authorised by the CEO.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

6. Providing Physical Infrastructure & Caring for the Natural Environment
- Our aims are to continue a whole of government approach in the provision of infrastructure.
 - Maintain effective liaison with other levels of government and regional bodies to ensure coordinated provision of regional infrastructure.

Legislation Implications

Nil

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Occasional activities toward this objective will be conducted from the City's Economic Development Account.

Consultation

WALGA, Other outer-metropolitan Councils

BACKGROUND

In 2004 representatives of outer metropolitan Councils came together to consider responses to a number of issues.

Matters such as the WA Public Accounts Committee Inquiry into Developer Contributions and the Federal cost-shifting debate (Hawker Report) continually raised the funding problems experienced by outer-metropolitan authorities. Outer metropolitan Councils undergoing (or facing) rapid growth are the worst affected. Throughout Australia, outer metropolitan Councils are facing common issues of capacity to pay developer contributions and infrastructure provision.

Following an approach to WALGA it acknowledged the need and determined to form a Policy Forum of Outer Metropolitan Growth Councils. Terms of reference and membership are determined by the forum itself, with facilitation and administrative support from WALGA.

The Scope of the Forum has been determined as:-

“.....a mechanism by which member Councils can identify, consider and respond to commonly shared issues involving planning for growth and provision of a diverse range of infrastructure and services.

The policy forum is intended to provide a framework for collaboration and cooperation on policy development on issues that are important to Outer Metropolitan Growth Councils. The policy forum is also expected to facilitate promotion of information sharing on projects currently being undertaken (e.g. Smart Growth, and similar projects with a focus on economic, environmental and social sustainability) which are aimed at achieving more balanced growth outcomes.”

Councils are represented at the Forum by their CEO.

The first meeting was held on 17 August 2005 and current membership of the group is:-

- City of Armadale
- Town of Kwinana
- Shire of Serpentine-Jarrahdale
- City of Swan
- City of Mandurah
- City of Wanneroo
- City of Rockingham
- City of Cockburn

The purpose of the Forum will be to pursue common aims, make joint responses on various initiatives by the State, and to forward Policy recommendations for consideration by WALGA.

Its structure and operations are outlined as follows:

- 3.1 *The Outer Metropolitan Growth Council's policy forum is intended to serve as an alliance of Councils sharing common needs and experiencing common issues, based upon an agreed membership structure and associated representational and voting arrangements.*
- 3.2 *Establishment of the policy forum will require commitment on the part of Chief Executive Officers to implementing organisational changes within individual member Councils so as to enable release of the resources and information necessary for collaboration and cooperation objectives embodied in projects and initiatives pursued by the Outer Metropolitan Growth Councils policy forum.*
- 3.3 *Obtaining in principle agreement of Elected Members of the Outer Metropolitan Growth Councils is essential to ensuring that there is an ongoing political commitment to projects, initiatives and operations of the Outer Metropolitan Growth Councils policy forum.*
- 3.4 *The autonomy of each Council is paramount and will be maintained and respected in formation of Outer Metropolitan Growth Councils, as reflected in the fact that it is open for Councils to accept or reject any recommendations or positions emanating from the policy forum.*
- 3.5 *The policy forum is intended to be structured as an alliance of member Councils. Representation will comprise Chief Executive Officers from each Council and of which each representative has an entitlement of one vote at meetings.*

In addition, Chief Executive Officers of member Councils will be accorded an opportunity to invite officers employed in technical and administrative roles to observe proceedings and provide advice to voting delegates if required, as a basis of assisting the decision making process.
- 3.6 *Meeting procedures are intended to be informal, with decision-making outcomes achieved using a consensus-based approach. However, where a vote is required on an issue it is to be taken by an open show of hands. All decisions will be determined on simple majority of representatives present and voting.*
- 3.7 *As mentioned above, the policy forum will be empowered to provide recommendations to member Councils, with any Council able to accept or reject a recommendation from the policy forum. Essentially, the policy forum is designed to provide a mechanism whereby concepts and issues can be canvassed as to their feasibility and political acceptability before being referred onto individual member Councils in the form of recommendations.*
- 3.8 *At the first meeting following establishment of the policy forum, Chief Executive Officers in their role as representatives of member Councils, shall elect a Chairman from among their number.*

COMMENT

The CEO advises that membership of the forum is purely voluntary but brings with it a responsibility to participate, support the forum and, in future years, look to include the strategies and initiatives developed into future plans such as:

- Strategic Plan
- Long-term Financial Plan
- Procurement Strategies
- Asset Management Plan
- Funding Policies

From time to time the City may be invited to participate in projects and submissions requiring funding. These will be presented on a project basis.

However, as the bulk of the work is towards future funding, regional and economic development, the CEO advises that any initial contribution required by Council will be charged to the City's Economic Development Budget in the Chief Executives Office.

It is anticipated that up to \$10,000 may be required.

The forum proposes to initially focus on the following portfolios:

- Infrastructure Funding
- Sustainability Assessment Tools
- Economic Development
- Grants Mechanism
- Political Leverage

WALGA will act as Project Manager and Funds Manager. WALGA has advised that where projects have broader outputs, project funding will be available.

A database of the Outer Metropolitan Councils has been developed and the first project underway is the preparation of a detailed submission on the State Infrastructure Strategy, announced recently by the Premier. The purpose of the Strategy is to identify public (i.e. Local, State and Federal Government) and private infrastructure priorities and opportunities over the next 20 years.

The scope of the Strategy encompasses both economic and social infrastructure (including transport and freight, energy, water and wastewater, information and communications, health, education, law, defence, cultural and sporting) and there are broad ranging Terms of Reference that outline the background, objectives and considerations of the Strategy.

Initial submissions for the State Infrastructure Strategy have been invited by Tuesday 31 January 2006. Given the critical role of Councils play in the provision of infrastructure for local communities, the Association will develop a submission focusing on the key principles of the planning, provision and management of Local Government Infrastructure.

It is proposed that the Policy Forum prepare a joint submission by jointly funding a consultant to put together a proposal based on the previous submission to the *Inquiry into Developer Contributions*.

It is suggested that this submission will strongly reflect the position that Armadale shares with other growth Councils.

The work will also contribute to WALGA's State Budget submission seeking Government support for a major study into the Sustainability of Local Government in WA.

The CEO will report from time to time on the activities of the forum.

CS113/12/05 RECOMMEND

That Council:

- (i) Note the formation, membership and objectives of the Outer Metropolitan Growth Councils Policy Forum.**
- (ii) Endorse the scope and principles of the forum outlined in the report and note occasional funding contribution authorised by the Chief Executive Officer.**

Moved Cr Tizard
Motion Carried (7-0)

Cr Hart disclosed that she is a member on the Swan River Trust Board. As a consequence there may be a perception that her impartiality on the matter may be affected, but declared that she would put side the association, consider the matter on its merits and vote accordingly.

ASSESSMENT OF ACTIVITIES IN RELATION TO THE SWAN AND CANNING RIVERS ENVIRONMENTAL PROTECTION POLICY

WARD : ALL
FILE REF : CON/3
DATE : 28 November 2005
REF : RVD
RESPONSIBLE : EDDS
MANAGER

In Brief:-

- The Swan River Trust Riverplan Implementation Team has worked with the City to assess activities in relation to the Swan and Canning Rivers Environmental Protection Policy and identify possible partnership opportunities for the future.
- The City's draft State of the Environment Report 2005 identifies implementation of Riverplan as an on-going action.
- Recommend that Council endorse the report and that the City continue discussions with the Swan River Trust in regard to potential partnership opportunities.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

The Strategic Plan aims to “*enhance the qualities and benefits of our natural and built environment.*”

Legislation Implications

Environmental Protection Act 1986
Swan River Trust Act 1988
Environmental Protection (Swan and Canning Rivers) Policy 1998
Swan and Canning Rivers Management Bill 2005

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Nil. However, as discussed in the Analysis section below some of the partnership opportunities have budget/ financial implications but these will be dealt with as partnership opportunities arise or are formulated.

Consultation

Development Services Directorate

BACKGROUND

The *Environmental Protection (Swan and Canning Rivers) Policy 1988* (the EPP) is a policy with the force of law under the *Environmental Protection Act 1986* and which local government must have regard to in its decision making. Riverplan is the principal mechanism for implementation of the EPP, and was published in August 2004.

Riverplan identifies a need to develop partnership agreements and memoranda of understanding to formally acknowledge and recognise the contributions being made by relevant organisations to the achievement of the EPP. The agreements and memoranda are intended to include a commitment to reviewing and enhancing existing activities so that actions identified in Riverplan are addressed.

As a first step, the Riverplan team is conducting a series of assessments to determine how organisations are currently contributing to the fulfilment of the EPP, and what future opportunities might exist for those organisations to further assist in meeting the EPP's objectives. The City of Armadale has been chosen as one of the first organisations to be assessed.

The EPP is being absorbed into the *Swan and Canning Rivers Bill 2005*, and Riverplan will continue under that legislation.

DETAILS OF PROPOSAL

The Swan River Trust is seeking endorsement of the "Assessment of activities in relation to the Swan and Canning Rivers Environmental Protection Policy" report (the report), with particular reference to Sections 2 and 4, and is seeking a commitment to continue further discussions to negotiate development of actions to further assist in the protection of the Canning and Swan Rivers.

The discussions will focus on the development of partnerships in which both the Swan River Trust and the City will contribute to achieve common goals. For example, under 'Future partnerships' the report identifies opportunities for both organisations to work together to attract matching funding, particularly from outside sources such as the Natural Heritage Trust.

Section 2, Section 4, and the endorsement page of the report are at Attachment 6 of the Agenda.

A copy of the full report has been provided to Councillors under separate cover.

ANALYSIS

The report accurately reflects the current situation and identifies a number of future partnership opportunities that could be considered by Council.

Section 4.4.2 of the report ‘Future partnership opportunities’ sets the stage for future discussions to negotiate development of actions to further assist in the protection of the Canning River and therefore the Swan River. Some opportunities identified can be funded from existing resources, whilst others will depend upon a change in Council’s finances or priorities. For example, funds are available for involvement in the Trust’s Drainage and Nutrient Intervention Program but funds have not been budgeted for participation in the *Riverbank* program. The *Riverbank* program provides matching funds for river restoration works, and may be worth investigating in high-profile locations such as Rushton Park.

Whether the City accepts any of the future partnership opportunities will be determined as each opportunity is formulated.

If the action “*Implement actions and respond to Caring for the Canning, Riverplan, the Swan Canning Cleanup Program, the Upper Canning Southern Wungong Catchment Management Plan and the new Swan River Trust Act to improve water quality, vegetation and social value of the Canning and Wungong River systems*” remains in the final version of the City’s State of the Environment Report 2005, then staff resources and a portion of the \$10,000 per annum budget identified for implementation of all of the actions in the State of the Environment Report can be utilised for partnerships.

It is understood that the ability of the Swan River Trust to contribute funds directly to partnerships will be significantly enhanced by legislation if the *Swan and Canning Rivers Management Bill 2005* is passed in its current form.

OPTIONS

1. Council could endorse the report.
2. Council could seek changes to the report before endorsing it.

CONCLUSION

The report represents a fair and accurate reflection of the City’s roles and responsibilities and opportunities for other projects as reflected in the future partnership opportunities. It is recommended that Council endorse the report.

CS114/12/05 RECOMMEND

That Council:

1. **Endorse the “Assessment of activities in relation to the Swan and Canning Rivers Environmental Protection Policy” prepared by the Swan River Trust Riverplan Implementation Team as a fair and accurate reflection of the City’s roles and responsibilities in relation to the Swan and Canning Rivers Environmental Protection Policy.**

2. **Continue discussions with the Swan River Trust to negotiate development of actions to further assist in the protection of the Canning and Swan Rivers.**

Moved Cr Munn
Motion Carried (7-0)

PROPOSED LEAVE - CHIEF EXECUTIVE OFFICER

WARD All
FILE REF: PSF
DATE 7 Dec 2005
REF SDS
RESPONSIBLE MANAGER CEO

In Brief:

- Advice of proposed annual leave from 28 December 2005 to 3 February 2006
- Executive Director – Community Services to be appointed Acting Chief Executive Officer for the period..

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Nil

Legislation Implications

Nil

Council Policy/Local Law Implications

Council Management Practice ADM 12 “Acting Senior Positions” states (in part) as follows:

Planned Leave Absences – Executive Director’s will be appointed to the position of Acting Chief Executive Officer by resolution of Council upon recommendation by the Chief Executive Officer. Generally, Executive Directors will be appointed to the position on a rotational basis..

Budget/Financial Implications

The higher duties payment associated with this matter is provided for in the adopted 2005-06 Annual Budget.

Consultation

Nil

BACKGROUND

Nil

COMMENT

The Chief Executive Officer advises that he has accrued considerable annual leave over recent years and proposes to take leave from 26 December 2005 to 3 February 2006 inclusive (noting there are several public holidays included) returning to work on Monday 6 February 2006.

In accordance with Council's Management Practice ADM-12, it is recommended that the Executive Director Community Services, Mr Carl Askew be appointed Acting Chief Executive Officer, in Mr Tame's absence.

CS115/12/05 RECOMMEND

That the Chief Executive Officer's absence of leave from 26 December 2005 to 3rd February 2006 be noted and the Executive Director Community Services, Mr Carl Askew, be appointed Acting Chief Executive Officer, in Mr Tame's absence.

Moved Cr Tizard
Motion Carried (7-0)

ACTING SENIOR POSITION – EXECUTIVE DIRECTOR CORPORATE SERVICES

WARD All
FILE REF: STF/3
DATE 1st Dec 2005
REF AFM
RESPONSIBLE CEO
MANAGER

In Brief:

This Report:

- provides advice of the Executive Director Corporate Services' (Mr A Maxwell) annual leave, and
- Seeks Council approval to appoint the Executive Manager Business Services (Mr N Cain) to the position of Acting Executive Director Corporate Services for the period 14th Dec 2005 to 13th Jan 2006 inclusive.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Nil

Legislation Implications

Nil

Council Policy/Local Law Implications

Council Management Practice ADM 12 “Acting Senior Positions” states (in part) as follows:

Planned Leave Absences – The Executive Manager Business Services will be appointed to the position of Acting Executive Director Corporate Services by resolution of Council, upon recommendation by the Chief Executive Officer.

Budget/Financial Implications

The higher duties payment associated with this matter is provided for in the adopted 2005-06 Annual Budget.

Consultation

Chief Executive Officer

BACKGROUND

Nil

DETAILS OF PROPOSAL

The Executive Director Corporate Services will be taking annual leave from the 14th December 2005 to 13th January 2006 inclusive and during this time, the Chief Executive Officer recommends that the Executive Manager Business Services, Mr N Cain, be appointed Acting Executive Director Corporate Services.

Mr Cain declared a financial interest in this item and retired from the meeting at 6.18pm

CS116/12/05 RECOMMEND

That Council:

- a) **note that the Executive Director Corporate Services (Mr A Maxwell) will be taking annual leave from 14th December 2005 to 13th January 2006 inclusive; and**
- b) **pursuant to Management Practice ADM 12 and on the recommendation of the Chief Executive Officer, appoint the Executive Manager Business Services (Mr N Cain) to the position of Acting Executive Director Corporate Services for the period 14th December 2005 to 13th January 2006 inclusive.**

Moved Cr Munn
Motion Carried (7-0)

2004-05 PERFORMANCE EVALUATION PROCESS - CHIEF EXECUTIVE OFFICER

WARD All
FILE REF: PSF/365
DATE 30 Nov 2005
REF LR
RESPONSIBLE -
MANAGER

In Brief:

- On 3 May 2004, Council approved the terms and conditions of a Contract of Employment for the CEO.
- In July 2005 Council appointed a 6 member Panel (5 councillors and an independent facilitator from WALGA) to conduct the CEO's 2004-05 Performance Review.
- The Evaluation Panel has completed a review of the CEO's performance against the performance objectives set for the year 2004-05 (15 month period Sep 2004 to Nov 2005).
- Following contribution from all councillors and executive directors, the Evaluation Panel Report and the CEO's 2005-06 Performance Objectives are submitted for endorsement.
- Award CEO CPI increase from May 2005 in line with all other staff.

Strategic Implications

The CEO's Performance Objectives relate to all aspects of the Strategic Plan

Legislation Implications

Sections 5.38 and 5.39 of the Local Government Act 1995

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

CPI increase allowed for in budget.

Consultation

CEO's Performance Review Panel
All Councillors & Executive Directors

BACKGROUND

Council at its meeting on 3 May 2004 approved the terms and conditions of a Contract of Employment for the CEO for a further 3 years, i.e. up to 30th April 2007. The Chief Executive Officer's performance was last reviewed in September 2004. The resulting Key Performance Areas and the Indicators used to measure progress during the period September 2004 to November 2005 were refocused to provide more attention on corporate behaviours and the degree to which those desired behaviours are met by the organisation under the leadership of the Chief Executive Officer.

On 18 July 2005, Council considered a report on commencing the 2004-05 Performance Evaluation process for the CEO and to set strategic performance objectives for the year 2005-06. Council resolved as follows: -

1. *That the members of the 2004-05 CEO's Performance Evaluation Panel be the Mayor, Cr Reynolds plus 4 elected members as follows: -*
 - *Mayor, Cr Reynolds*
 - *Cr Munn*
 - *Cr Tizard*
 - *Cr Wallace*
 - *Cr Hart*

2. *That the Panel consider the appointment of an independent facilitator having regard for the level of consultation required and the timetable set.*

The Panel in September 2005 endorsed the appointment of Mr John Phillips of WALGA to facilitate the 2004-05 Performance Review process and agreed on the level of consultation, i.e. comment to be invited from Councillors and Directors.

At the time of recommending a salary increase for the rest of the workforce (CS56/7/05), the CEO raised with Council the need for them to deal separately with his annual salary adjustment in accord with his contract. The Mayor gave an undertaking that this would occur following the performance review process. With this now complete, it is appropriate to deal with the CEO's request for an increase in salary equivalent to all other staff, i.e. the National CPI of 3.4% from 30 May 2005.

COMMENT

The Evaluation Panel Report outlining the context and methodology adopted by the Panel and the CEO's 2005-06 Strategic Performance Objectives is attached. [**Refer Confidential Attachment B-1 and Attachment A-5**]

The CEO's response to this Report (Refer Confidential Attachment B2) then formed the basis of discussion with the Panel and establishment of new Strategic Performance Objectives [**Refer Confidential Attachment B-2**]

Mr Tame declared a financial interest in Part (4) of the recommendation and advised that he would leave the meeting after addressing any questions on Parts 1 to 3. Mr Tame left the meeting at 6.20pm.

Mr Bruce, Mr Maxwell, Mr MacRae, Mrs Coyne and Mr Van Delft retired from meeting at 6.20pm.

CS117/12/05 RECOMMEND

- 1. That the Confidential CEO's Performance Evaluation Report and CEO's Confidential Response be received and endorsed.**
- 2. The Panel recommends that: -**
 - a. Council congratulate the CEO for the way in which he and the team that he leads has performed during the period under review;**
 - b. in the spirit of continued improvement, several issues where Council performance can be improved have been discussed with the CEO and they have been included in the CEO's strategic performance objectives for 2005-06; and**
 - c. Council endorse these strategic performance objectives.**
- 3. That the Strategic Performance Objectives for the Year 2005-06 contained in Attachment A-5 attached to these minutes be adopted.**
- 4. That Council award the CEO Mr Tame an increase in salary equal to the National CPI i.e. 3.4% from 30 May 2005.**

Moved Cr Tizard
Motion Carried (7-0)

Mr Tame returned to the meeting at 6.24pm

COUNCILLORS' ITEMS

Cr Reynolds - POS Strategy – Stage 6

On the recommendation of the Executive Director Development Services, Cr Reynolds requested that the scheme amendment process be initiated for the rezoning of the various reserves as identified in Stage 6 of the POS Strategy (refer CS 105/12/05 of these minutes).

CS118/12/05 RECOMMEND

- 1. That Council, pursuant to Section 7 of the *Town Planning & Development Act 1928* (as amended), resolve to initiate an amendment to Town Planning Scheme No.4 to:**
 - a) rezone Reserve 31693 on Lefroy St, Mt Nasura from 'Parks & Recreation (Local)' to 'Residential R10/25';**
 - b) rezone Reserve 29937 on Wandoo St, Mt Nasura from 'Parks & Recreation (Local)' to 'Residential R10/25';**
 - c) rezone Reserve 28364 on Millen St, Mt Nasura 'Parks & Recreation (Local)' to 'Residential R10/25';**
 - d) rezone a portion of Reserve 30253 that consists of Lots 245 and 213 Hicks Road, Mt Nasura from 'Parks & Recreation (Local)' to 'Residential R10/25', with the exception of a 10 metre wide strip for a public access way to allow access between Hicks Road to Brookton Highway; and**
 - e) rezone Reserve 32225 on Bromfield Drive, Kelmscott from 'Parks & Recreation (Local)' to 'Residential R5'.**

- 2. That Council further resolves:**
 - a) that the Scheme Amendment is consistent with those purposes for which Schemes may be made in accordance with the First Schedule of the Town Planning and Development Act (1928) and therefore will proceed directly to advertising;**
 - b) to advertise the proposal in accordance with the Town Planning Regulations 1967 (as amended) including referral to the Environmental Protection Authority for environmental assessment; and**
 - c) to forward a copy of the amendment to the Western Australian Planning Commission for information.**

- 3. That the Mayor and Chief Executive Officer be authorised to execute Amendment documents.**

Cr Tizard – Bedfordale Centenary Celebration

Cr Tizard expressed his appreciation to Council for its support in hosting the Bedfordale Centenary Celebration. The event was attended by almost 200 people and was a very successful community based activity in partnership with the City. The contribution by the community and the City's library & heritage services' officers was phenomenal.

CHIEF EXECUTIVE OFFICER'S REPORT

The Chief Executive Officer provided comments on the following matters:-

- Met with Graham MacArthur, Acting State Manager of Stockland regarding progress on the Newhaven residential development
- Along with the Mayor met with Mr Rob Shaw, the new President of the Armadale Chamber of Commerce
- Attended meetings in regard to the Minnowarra House relocation
- Met with Peet & Co regarding the next stage of the Brookdale development
- Attended the Outer Metropolitan Growth Councils Policy Forum meeting with CEOs of the member Councils (Reported elsewhere in these minutes)
- Attended a breakfast meeting with UDIA to discuss matters relating to infrastructure and developer contributions
- Met with the ARA's consultant in relation to the management plan for Champion Lakes
- Attended the monthly Brookdale Steering Committee at CSIRO – A workshop is to be held with major stakeholders in January
- Following the launch of "Armadale Alive" – this publication will now be distributed to a number of stakeholders.

Cr Tizard thanked councillors and staff for their support on the Committee over the year and extended her best wishes for a merry Christmas and looked forward to working with the team in the new year.

Cr Munn responded on behalf of Committee in extending best wishes to the Cr Tizard for the Christmas season.

The CEO responded on behalf of staff.

MEETING DECLARED CLOSED AT 6.40 PM

CITY STRATEGY COMMITTEE

SUMMARY OF "A" ATTACHMENTS

12 DECEMBER 2005

Attachment No.	Subject	Page
A-1	List of Accounts Paid for the period 1 to 30 November 2005	77 - 96
A-2	Financial Report – October 2005	97 - 110
A-3	Local Government Advisory Board – Issues Paper – Local Government Structural and Electoral Reform in WA	111 - 121
A-4	WALGA's Draft Response to the LGAB's Issues Paper on Structural Reform	122 - 127
A-5	CEO's 2005-06 Strategic Performance Objectives	128 - 130



LIST OF ACCOUNTS PAID

FOR THE PERIOD

1 NOVEMBER 2005 TO 30 NOVEMBER 2005

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005			
Cheque or EFT No.	Date	Payee	Description
2814	02/11/2005	HA Zelones	Expenses Reimbursement
2815	02/11/2005	City of Armadale	Petty Cash Recoup
2816	02/11/2005	City of Armadale	Petty Cash Recoup
2817	03/11/2005	T & O Bertolini	Refund-Overpayment of Rates
2818	03/11/2005	GJ Sommerville	Refund-Overpayment of Rates
2819	03/11/2005	Ecomax Installations	Refund-Septic Tank Application Fee
2820	03/11/2005	Ventura Homes	Refund-Overpayment of Crossover
2821	03/11/2005	The Rural Building Co	Refund-Septic Tank Application Fee
2822	03/11/2005	Biosystems 2000 Pty Ltd	Refund-Septic Tank Inspection Fee
2823	03/11/2005	Travelworld-Armadale	Cancellation Fee/Flight Changes
2824	03/11/2005	G Stevens	Refund-Security Deposit
2825	03/11/2005	R Wynne	Refund-Hall Deposit
2826	03/11/2005	Kelmscott Agricultural Society Inc	Special Performance Bond-Kelmscott Show
2827	03/11/2005	Drug Arm WA Inc	Incentive Grant Funding-Counselling Project
2828	08/11/2005	City of Armadale	Petty Cash Recoup
2829	08/11/2005	City of Armadale	Petty Cash Recoup
2830	08/11/2005	City of Armadale	Petty Cash Recoup
2831	08/11/2005	A Hayward	Minnowarra Festival Promotion
2832	09/11/2005	Norwich Superannuation Portfolio	Payroll Deductions-F/E 08.11.05
2833	09/11/2005	City of Armadale	Petty Cash Recoup
2834	09/11/2005	City of Armadale	Petty Cash Recoup
2835	09/11/2005	CANCELLED	Petty Cash Recoup
2836	09/11/2005	Courier Australia	CANCELLED
2837	11/11/2005	HA Zelones	Pre Paid Courier Labels
2838	11/11/2005	Mr J Knezevich	Annual Fee, Travel & Communication Allowance-Q/E 311005
2839	11/11/2005	Mr J Everts	Annual Fee, Travel & Communication Allowance-Q/E 311005
2840	11/11/2005	G T Wallace	Annual Fee, Travel & Communication Allowance-Q/E 311005
2841	11/11/2005	Mrs A L Cominelli	Annual Fee, Travel & Communication Allowance-Q/E 311005
2842	11/11/2005	R Butterfield	Annual Fee, Travel & Communication Allowance-Q/E 311005
2843	11/11/2005	C J Macdonald	Annual Fee, Travel & Communication Allowance-Q/E 311005
2844	11/11/2005	G A Best	Annual Fee, Travel & Communication Allowance-Q/E 311005
2845	11/11/2005	City of Armadale	Annual Fee, Travel & Communication Allowance-Q/E 311005
2846	11/11/2005	TK Mead	Annual Fee, Travel & Communication Allowance-Q/E 311005
2847	11/11/2005	City of Armadale	Annual Fee, Travel & Communication Allowance-Q/E 311005
2848	11/11/2005	A Giglia	Payroll Deductions-F/E 08.11.05
2849	11/11/2005	J Rystenber	Refund-Overpayment of Rates
2850	11/11/2005	Patio Living	Petty Cash Recoup
2851	11/11/2005	D Van Der Spil	Display of Vintage Cars-Kelmscott 175th Anniversary
2852	11/11/2005	S Miller	Refund-Planning Fee
2853	11/11/2005	R Cooper	Refund-Planning Fee
2854	11/11/2005	HB & LE Bridger	Expenses Reimbursement
			Refund-Building Inspection Report
			Donation-U/18 Sport
			Refund-Overpayment of Rates

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005				
Cheque or EFT No.	Date	Payee	Description	Cheque Amount
2855	11/11/2005	CANCELLED	CANCELLED	0.00
2856	11/11/2005	V Coop	Refund-Dog Registration	12.00
2857	11/11/2005	D J & J T Perrett	Refund-Pensioner Rebate	589.10
2858	11/11/2005	PR & AM Fearn	Refund-Pensioner Rebate	336.56
2859	11/11/2005	MR & PM Artistel	Refund-Pensioner Rebate	347.11
2860	11/11/2005	Armadale Police Community	Annual Contribution-Community Care	1000.00
2861	11/11/2005	Agelink Theatre Inc	Entertainment-Seniors Xmas Party	385.00
2862	11/11/2005	SE Ellis	Refund-Hall/Key Deposit	300.00
2863	11/11/2005	Ashmy Pty Ltd	Refund-Security Deposit	400.00
2864	11/11/2005	MM & MT Copeland	Refund-Pensioner Rebate	427.70
2865	11/11/2005	A Bowden	Refund-Pensioner Rebate	359.51
2866	11/11/2005	BA Greenough	Refund-Pensioner Rebate	159.14
2867	11/11/2005	B McNamara	Refund-Pensioner Rebate	118.18
2868	11/11/2005	JR Bolland	Refund-Pensioner Rebate	433.89
2869	11/11/2005	D Wootton	Refund-Key Deposit	100.00
2870	14/11/2005	FW & JE Watt	Refund-Pensioner Rebate	417.70
2871	14/11/2005	TL & C Johnson	Refund-Pensioner Rebate	452.49
2872	14/11/2005	OM Smith	Refund-Pensioner Rebate	339.14
2873	14/11/2005	BM & GA Drew	Refund-Pensioner Rebate	235.45
2874	14/11/2005	MA & IS Hopkirk	Refund-Pensioner Rebate	232.44
2875	14/11/2005	KI Scotland	Refund-Pensioner Rebate	235.54
2876	14/11/2005	AJ & T Wheeler	Refund-Pensioner Rebate	158.81
2877	14/11/2005	G & SJ Pearson	Refund-Pensioner Rebate	113.71
2878	14/11/2005	NJ & J Hully	Refund-Pensioner Rebate	228.93
2879	14/11/2005	Homebuyers Centre	Refund-Overpayment of Crossover	255.31
2880	14/11/2005	Anglican Parish Of Roleystone	Refund-Hall/Key Deposit	300.00
2881	14/11/2005	RH Dykstra	Refund-Key Deposit	100.00
2882	14/11/2005	Add-a-Splash Pools	Refund-Security Deposit	400.00
2883	14/11/2005	C Graham	Refund-Security Deposit	400.00
2884	15/11/2005	WA Police	Road Closure Permit-Armadale Highland Gathering	53.50
2885	15/11/2005	Kathies Weddings & Flowers	Flowers	50.00
2886	15/11/2005	Van Kuy's Bus & Coach Charters	Hire of Bus	550.00
2887	15/11/2005	City of Armadale	Petty Cash Recoup	93.30
2888	15/11/2005	Child Education Services	Book Purchases	680.68
2889	15/11/2005	Express Publications Pty	Subscriptions	99.50
2890	16/11/2005	CANCELLED	CANCELLED	0.00
2891	16/11/2005	J & J Anthony	Refund-Overpayment of Crossover	704.08
2892	16/11/2005	C Curtis	Refund-Overpayment of Crossover	49.30
2893	17/11/2005	Worric Vision	Refund-Hall/Key Deposit	250.00
2894	17/11/2005	C Blair	Reimbursement of Medical Costs-Dog Attack	32.20
2895	17/11/2005	L Irving	Refund-Development Application Fee	200.00
2896	17/11/2005	Citizens Advice Bureau	Donation-Meditation Services	366.30

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005				
Cheque or EFT No.	Date	Payee	Description	Cheque Amount
2897	17/11/2005	Rotary Club of West Perth	Donation-World Festival of Magic	250.00
2898	17/11/2005	City of Armadale	Prizes-Armadale Highland Gathering Events	875.00
2899	17/11/2005	City of Armadale	Tlr Rec/Inv 2879 to R/Assets from Other Deposits	9668.18
2900	17/11/2005	CANCELLED	CANCELLED	0.00
2901	17/11/2005	Dept of Sport & Recreation	Staff Training	25.00
2902	18/11/2005	BCITF	Levy Collected-October 2005	18702.57
2903	18/11/2005	City of Armadale	Commission on Levy Collected-October 2005	1197.90
2904	18/11/2005	City of Armadale	Petty Cash Recoup	78.55
2905	18/11/2005	J Richardson	Refund-Eating House Licence	162.50
2906	18/11/2005	Carradine Choir Incorporated	Refund-Hall/Key Deposit	300.00
2907	18/11/2005	NA Bridge	Refund-Hall/Key Deposit	300.00
2908	18/11/2005	CANCELLED	CANCELLED	0.00
2909	18/11/2005	Peet Adios Syndicate Limited	Refund-Hall/Key Deposit	300.00
2910	18/11/2005	Jaxon Constructions Pty Ltd	Refund-Security Deposit	800.00
2911	18/11/2005	Homebuyers Centre Pty Ltd	Refund-Security Deposit	400.00
2912	18/11/2005	Marsh Civil Engineering	Refund-Defect Liability Bond	6328.15
2913	18/11/2005	HA Vogels	Refund-Plumber's Permit	500.00
2914	18/11/2005	R Smith	Refund-Security Deposit	400.00
2915	18/11/2005	PL Craddon	Refund-Security Deposit	400.00
2916	18/11/2005	RE Tierman	Refund-Security Deposit	400.00
2917	18/11/2005	R & K Schoonderwoerd	Refund-Security Deposit	400.00
2918	18/11/2005	IMcKay	Refund-Security Deposit	400.00
2919	18/11/2005	Westcourt Limited	Refund-Security Deposit	400.00
2920	18/11/2005	Dale Alcock Homes Pty Ltd	Refund-Security Deposit	400.00
2921	18/11/2005	Norm's Doors	Refund-Security Deposit	400.00
2922	18/11/2005	Freeway Settlement Services	4 x Jarrah Doors-Administration Centre	1000.00
2923	18/11/2005	Clerk of Courts	Refund-Overpayment Of Rates	54.00
2924	21/11/2005	S Riley	Payment of Summons	252.80
2925	21/11/2005	D White & G Crane	Refund-Overpayment of Rates	282.87
2926	21/11/2005	Forresdale Junior Cricket Club	Refund-Overpayment of Crossover	471.10
2927	22/11/2005	Old Mac Donalds Travelling Farms	Community Grant Funding	410.00
2928	22/11/2005	Medieval Mayhem	Entertainment-Armadale Highland Gathering	715.00
2929	22/11/2005	L. Sirange	Entertainment-Armadale Highland Gathering	550.00
2930	22/11/2005	Clerk of Courts	Refund-Overpayment of Crossover	767.00
2931	22/11/2005	K Garret	Payment of Summons	126.40
2932	23/11/2005	City of Armadale	Refund-Dog Registration	30.00
2933	23/11/2005	Curtin University of Technology	Retention Monies-Tender 35/04	18736.82
2934	23/11/2005	Marlow V	Hire of Display Boards	1232.00
2935	23/11/2005	Norwich Superannuation Portfolio	Refreshments	340.00
2936	23/11/2005	Van Kuyil's Bus & Coach Charters	Payroll Deductions-F/E 22.11.05	115.38
2937	23/11/2005	West Australian Newspaper	Hire of Bus	495.00
2938	23/11/2005	DK Sarti	Advertising	46.64
			Expenses Reimbursement-BPMC	47.80

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005				
Cheque or EFT No.	Date	Payee	Description	Cheque Amount
2939	23/11/2005	City of Armadale	Petty Cash Recoup	107.60
2940	23/11/2005	Metro Transport	Transport Charges	286.00
2941	23/11/2005	M Brown	Repairs to Broken Window-Council at Fault	110.00
2942	23/11/2005	Webb & Brown-Neaves Pty Ltd	Refund-Overpayment of Crossover	836.12
2943	23/11/2005	Boeing Plumbing	Refund-Septic Tank Inspection Fee	90.00
2944	23/11/2005	A Kemp	Council Contribution to Crossover	275.00
2945	24/11/2005	Clerk of Courts	Payment of Summons	76.50
2946	24/11/2005	R Gullely	Refund-Key Deposit	100.00
2947	28/11/2005	City of Armadale	Payroll Deductions-F/E 22.11.05	2742.00
2948	28/11/2005	City of Armadale	Petty Cash Recoup	120.70
2949	28/11/2005	Downer Engineering Power	Remove Pit & Relocate Cable-Commerce Ave	1072.50
2950	28/11/2005	DR Griffiths & Co PlumbinG & Gas	Plumbing Services	198.00
2951	28/11/2005	City of Armadale	Petty Cash Recoup	541.05
2952	30/11/2005	City of Armadale	Retention Monies-Tender 35/04	13870.20
2953	30/11/2005	Panorama Arts-Armadale	Parts	168.00
2954	30/11/2005	E Mellilian	Refund-Hall/Key Deposit	300.00
2955	30/11/2005	Riverside Park Pony Club	Refund-Hall/Key Deposit	300.00
2956	30/11/2005	Keimscott Roos Soccer Club	Refund-Hall/Key Deposit	300.00
2957	30/11/2005	Myrsuit	Refund-Hall/Key Deposit	300.00
2958	30/11/2005	TRG Properties Pty Ltd	Refund Dust Bond-Iynple Road Subdivision	15000.00
2959	30/11/2005	G & C Edwards	Refund-Security Deposit	400.00
2960	30/11/2005	Clerk of Courts	Payment of Summons	252.80
100226	03/11/2005	Westpac Banking Corporation	Surplus Funds Invested	995617.65
100227	03/11/2005	Westpac Banking Corporation	Surplus Funds Invested	995617.65
100228	03/11/2005	Westpac Banking Corporation	Surplus Funds Invested	995617.65
100229	22/11/2005	Esanda Fleet Partners	Motor Vehicle Lease-P747	660.98
100230	09/11/2005	Westpac Banking Corporation	Surplus Funds Invested	995016.20
100231	09/11/2005	Westpac Banking Corporation	Surplus Funds Invested	995016.20
100232	09/11/2005	Westpac Banking Corporation	Surplus Funds Invested	995016.20
100233	09/11/2005	Westpac Banking Corporation	Surplus Funds Invested	995016.20
100234	10/11/2005	Westpac Banking Corporation	Payroll-F/E 08.11.05	301000.62
100235	14/11/2005	Westpac Banking Corporation	Surplus Funds Invested	995467.22
100236	14/11/2005	Westpac Banking Corporation	Surplus Funds Invested	998963.54
100237	16/11/2005	Westpac Banking Corporation	Surplus Funds Invested	980000.00
100238	21/11/2005	Westpac Banking Corporation	Surplus Funds Invested	998963.54
100239	21/11/2005	Esanda Fleet Partners	Motor Vehicle Lease-P747	660.98
100240	22/11/2005	Westpac Banking Corporation	Payroll-F/E 22.11.05	306307.76
100241	29/11/2005	Westpac Banking Corporation	Surplus Funds Invested	995783.34
100242	30/11/2005	Westpac Banking Corporation	Surplus Funds Invested	994415.47
100243	30/11/2005	Westpac Banking Corporation	Surplus Funds Invested	994415.47
100244	30/11/2005	Westpac Banking Corporation	Surplus Funds Invested	994415.47
100245	30/11/2005	Westpac Banking Corporation	Surplus Funds Invested	994415.47

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005			
Cheque or EFT No.	Date	Payee	Description
100246	30/11/2005	Westpac Banking Corporation	Surplus Funds Invested
208.99	01/11/2005	Australia Post	Bulk Postage Charges
208.227	01/11/2005	Cleanaway	Recycling Collections-September 2005
208.243	01/11/2005	Community Newspaper Group	Advertising
208.324	01/11/2005	Fire & Emergency Services Authority WA	ESL Levy-2005/06
208.572	01/11/2005	Quick Corporate Australia Pty Ltd	Stationery
208.588	01/11/2005	CANCELLED	CANCELLED
208.731	01/11/2005	WA Local Government Association	Advertising
208.975	01/11/2005	CANCELLED	CANCELLED
208.1240	01/11/2005	Playways	Book Purchases
209.113	02/11/2005	Australian Taxation Office	Payroll Deductions-F/E 25.10.05
209.1227	02/11/2005	Steve Voysey Landscape Solutions	Landscaping-Variou Locations
209.1344	02/11/2005	Seville Drive Medical Centre	Preplacement Medicals
209.1364	02/11/2005	Rail Enterprises Aust Pty Ltd	Hire of Traffic Controller
209.277	02/11/2005	Department of Land Information	Title Searches
209.29	02/11/2005	Allmark & Associates Pty Ltd	Stationery
209.362	02/11/2005	Hagan C	Catering
209.387	02/11/2005	Home & Garden Handyman	Maintenance Works-Variou Locations
209.388	02/11/2005	Hort West	Garden Maintenance-Variou Locations
209.587	02/11/2005	Rent-a-Plant Nursery	Hire of Plants
209.588	02/11/2005	CANCELLED	CANCELLED
209.698	02/11/2005	Trailer Parts Pty Ltd	Parts
209.699	02/11/2005	Transmilk Wholesalers	Refreshments
209.729	02/11/2005	WA Library Supplies	Stationery
209.74	02/11/2005	Armada-Kelmscott Self Storage	Storage Unit Rental
209.776	02/11/2005	G Wilson	Telephone Reimbursement
209.806	02/11/2005	Town Property Maintenance	Street Sweeping
209.81	02/11/2005	ASB Marketing	Stationery
209.928	02/11/2005	Goldshore Enterprises Pty Ltd	Greenwaste Collections
210.1003	04/11/2005	Tyrepower Kelmscott	Tyres
210.1049	04/11/2005	Securepay Pty Ltd	Monthly Service Fee
210.1071	04/11/2005	Direct Mining & Industrial International	Parts-Variou Plant
210.11	04/11/2005	Absolute Asphalt Pty Ltd	Asphalt Layed
210.1125	04/11/2005	Viking Books Holdings	Stationery
210.1165	04/11/2005	Granwood Flooring WA	Repair Hall-Armadale Arena
210.127	04/11/2005	Beaver Tree Services Aust Pty Ltd	Treelopping
210.1349	04/11/2005	Freedom Tanks	Water Storage Tank-Landfill Site
210.1363	04/11/2005	Leiver Pty Ltd	Book Purchases
210.1369	04/11/2005	Kevin Palassis Architects	Consultancy-Municipal Heritage Inventory
210.139	04/11/2005	Comprador Pacific Pty Ltd	Parts
210.147	04/11/2005	Boc Gases Australia Limited	Gas & Cylinder Rental
210.161	04/11/2005	Browns Sweeping	Street Sweeping

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005				
Cheque or EFT No.	Date	Payee	Description	Cheque Amount
210.172	04/11/2005	Byford Bobcats	Hire of Bobcat	564.00
210.179	04/11/2005	NO Cain	Telephone Reimbursement	308.00
210.184	04/11/2005	Canon Finance Australia Pty Ltd	Photocopier Usage	162.59
210.248	04/11/2005	CD's Confectionery Wholesalers	Refreshments	222.05
	210.25	04/11/2005	Alinta Gas	5341.34
210.269	04/11/2005	Bicubic	Gas Charges	184.80
210.277	04/11/2005	Department of Land Information	Printing	184.80
210.305	04/11/2005	Ejan Communications	Title Searches	32.40
210.317	04/11/2005	RL Farrell	Electronic Services	181.50
210.362	04/11/2005	Hagan C	Telephone Reimbursement	102.83
210.374	04/11/2005	Hays Personnel Services	Catering	59.84
210.387	04/11/2005	Home & Garden Handyman	Hire of Temporary Staff	1455.89
210.388	04/11/2005	Hort West	Maintenance Works-Variou Locations	1280.00
210.418	04/11/2005	JLR Pumps	Parts	198.00
210.423	04/11/2005	Jonesway Transport	Repair Pump-Pries Park	1086.25
210.45	04/11/2005	Apiix-Up'n'Way Net Solutions	Transport Charges	186.56
210.456	04/11/2005	Liquor Barons Armadale	Computer Equipment	938.40
210.546	04/11/2005	PDC Garden Services	Refreshments	645.67
210.572	04/11/2005	Quick Corporate Australia Pty Ltd	Mowing	44.00
210.587	04/11/2005	Rent-a-Plant Nursey	Stationery	248.64
210.60	04/11/2005	Armadale Kelmscott Electrical Services	Hire of Plants	120.00
210.606	04/11/2005	Sage Consulting Engineers Pty Ltd	Electrical Services	3358.62
210.607	04/11/2005	SAI Global Limited	Newhaven Stage 1 Lighting	1870.00
210.659	04/11/2005	Armadale Mower World	Australian Standards	90.20
210.669	04/11/2005	Sunny Brushware Supplies Pty Ltd	1 x Mower	3450.00
210.681	04/11/2005	Telstra	Hardware	264.00
210.699	04/11/2005	The Watershed Water Systems	Telephone Charges	978.94
210.712	04/11/2005	Transmilk Wholesalers	Reticulation Parts	227.90
210.722	04/11/2005	Valuer General's Office	Refreshments	36.72
210.730	04/11/2005	WA Access Hire Pty Ltd	Valuation-Chevin Woods Estate	1553.75
210.778	04/11/2005	WJ Moncrieff Pty Ltd	Platform-Administration Centre	12375.00
210.780	04/11/2005	Work Clobber	Limestone	2549.23
210.786	04/11/2005	Zipform Pty Ltd	Computer Equipment	256.30
210.954	04/11/2005	Ozilite Pty Ltd	Protective Clothing	862.41
210.975	04/11/2005	Drake Australia Pty Ltd	Printing	4475.98
211.1003	09/11/2005	Tyrepower Kelmscott	Electrical Equipment	835.95
211.104	09/11/2005	Australian Envelopes	Hire of Temporary Staff	2443.15
211.11	09/11/2005	Absolute Asphalt Pty Ltd	Tyres	237.00
211.1146	09/11/2005	Specialised Lifting Service	Stationery	400.62
211.1169	09/11/2005	Emergency Procedures Unit Trust	Asphalt Layed	7986.00
211.1182	09/11/2005	Foxrock Contracting Pty Ltd	Service	231.00
			Staff Training	440.00
			Champion Drive Culvert-Tender 35/04	355999.52

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005			
Cheque or EFT No.	Date	Payee	Description
211.1196	09/11/2005	Catalyse Pty Ltd	2005 Community Perceptions Survey
211.1227	09/11/2005	Steve Voysey Landscape Solutions	Landscaping-Various Locations
211.13	09/11/2005	Accidental First Aid Supplies	First Aid Supplies
211.1310	09/11/2005	SJ Rural Supplies	Parts
211.1344	09/11/2005	Seville Drive Medical Centre	Preplacement Medicals
211.1346	09/11/2005	Champion Drive News	Newspapers
211.1352	09/11/2005	Action 4WD	Parts
211.136	09/11/2005	BGC Concrete	Concrete Products
211.1371	09/11/2005	The Fridge Magnet Factory	Stationery
211.150	09/11/2005	Office Max	Stationery
211.160	09/11/2005	CANCELLED	CANCELLED
211.166	09/11/2005	Bullivants Lifting & Safety	Parts
211.183	09/11/2005	Canning's Trademart	Gardening Products
211.199	09/11/2005	Charter Plumbing & Gas	Plumbing Services
211.208	09/11/2005	Chris Mills Auto A C & Heating	Repairs
211.223	09/11/2005	CJD Equipment Pty Ltd	Parts
211.231	09/11/2005	Coates Hire	Hire of Roller
211.258	09/11/2005	Corporate Express Australia	Stationery
211.267	09/11/2005	Cutting Edges Pty Ltd	Parts
211.275	09/11/2005	De Neefe Signs Pty Ltd	Street Signs
211.277	09/11/2005	Department of Land Information	Title Searches
211.3	09/11/2005	A to Z Signs	Street Signs
211.311	09/11/2005	ERS Australia	Service
211.337	09/11/2005	Garvey M	Painting-Various Locations
211.341	09/11/2005	Gibbons Holden	Parts
211.352	09/11/2005	Grayson's Concrete Services	Construction of Concrete Crossovers
211.355	09/11/2005	Greenridge Outdoor Contracting	Grounds Maintenance-Hopkinson Road
211.362	09/11/2005	Hagan C	Catering
211.367	09/11/2005	Happy Days Party Hire	Hire of Equipment
211.372	09/11/2005	Harvey Norman Computer Superstore	Computer Equipment
211.390	09/11/2005	Hotmix Ltd	Asphalt
211.397	09/11/2005	IBM Australia Credit Limited	Computer Equipment Leases
211.440	09/11/2005	Kott Gunning	Legal Advice-North Forrestdale
211.445	09/11/2005	PL Lanterier	Telephone Reimbursement
211.463	09/11/2005	Lo-Go Appointments	Hire of Temporary Staff
211.511	09/11/2005	National 1 WA Pty Ltd	Stationery
211.513	09/11/2005	Neat n Trim Uniforms Pty Ltd	Staff Uniforms
211.514	09/11/2005	Network Foods Limited	Refreshments
211.518	09/11/2005	Nicholls CE & Son Pty Ltd	Swimming Pool Inspections-October 2005
211.551	09/11/2005	Fonterra Brands Australia	Refreshments
211.568	09/11/2005	Prosser Toyota	Parts-P717
211.57	09/11/2005	Armada Hardware & Building Supplies	Hardware

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005			
Cheque or EFT No.	Date	Payee	Description
211.571	09/11/2005	Questor Financial Services	Payroll Deductions-F/E 08.11.05
211.572	09/11/2005	Quick Corporate Australia Pty Ltd	Stationery
211.60	09/11/2005	Armadae Keimscott Electrical Services	Electrical Services
211.61	09/11/2005	Armadae Lock & Key Service	Padlocks
211.617	09/11/2005	Shadeport WA	Shed-Landfill Site
211.62	09/11/2005	Armadae Mower World	Parts
211.631	09/11/2005	Slater-Gartrell Sports	Replace Cricket Wicket-Various Locations
211.647	09/11/2005	Stamp It Rubber Stamp Co	Stationery
211.668	09/11/2005	Taylor Tyres Pty Ltd	Tyres
211.669	09/11/2005	Teistra	Telephone Charges
211.679	09/11/2005	Swiss Rose Garden Nursery	Gardening Products
211.682	09/11/2005	Examiner Newspapers (WA)	Advertising
211.688	09/11/2005	TJ Boiler Service	Repairs
211.690	09/11/2005	Toll Fast	Courier Services
211.71	09/11/2005	Armadae Youth Resources	Council Contribution-2005/06
211.710	09/11/2005	Unique Office	Office Furniture
211.738	09/11/2005	WALGS Plan	Payroll Deductions-F/E 08.11.05
211.744	09/11/2005	Water Corporation	Water Charges
211.752	09/11/2005	West Side Safety Products	Protective Clothing
211.759	09/11/2005	Western Power Corporation	Electricity Charges
211.780	09/11/2005	Work Clobber	Protective Clothing
211.928	09/11/2005	Goldshore Enterprises Pty Ltd	Greenwaste Collection
211.932	09/11/2005	CANCELLED	CANCELLED
211.956	09/11/2005	Bungaree Laundry Services	Dry Cleaning-Aquatic Centre Uniforms
211.96	09/11/2005	Austral Bricks	Paving Bricks
211.975	09/11/2005	Drake Australia Pty Ltd	Hire of Temporary Staff
211.993	09/11/2005	GHD Pty Ltd	Consultancy-Groundwater Monitoring Hopkinson Road
212.1003	11/11/2005	Tyrepower Keimscott	Tyres
212.1013	11/11/2005	Eastern Metropolitan Regional Council	Staff Training
212.102	11/11/2005	Australian Business Telephone Co	Cordless Telephone-Administration Centre
212.11	11/11/2005	Absolute Asphalt: Pty Ltd	Asphalt Layed
212.1202	11/11/2005	IPA Personnel Pty Ltd	Hire of Temporary Staff
212.1225	11/11/2005	L Scidone	Annual Fee, Travel & Communication Allowance-Q/E 31.10.05
212.1227	11/11/2005	Steve Voysey Landscape Solutions	Cancellation Payment-Rushton Park Pool Project
212.1294	11/11/2005	QCC Hospitality Solutions	Parts
212.136	11/11/2005	BGC Concrete	Concrete Products
212.1375	11/11/2005	Insight CCS Pty Ltd	After Hours Call Charges
212.1402	11/11/2005	City of Armadae	Expenses Reimbursement
212.149	11/11/2005	Boilergenics Pty Ltd	Service Heaters-Aquatic Centre
212.172	11/11/2005	Byford Bobcats	Hire of Bobcat
212.184	11/11/2005	Canon Finance Australia Pty Ltd	Photocopier Usage
212.193	11/11/2005	Challenge Batteries	Parts

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005				
Cheque or EFT No.	Date	Payee	Description	Cheque Amount
212.199	11/11/2005	Charter Plumbing & Gas	Plumbing Services	85.00
212.223	11/11/2005	CJD Equipment Pty Ltd	Parts	97.05
212.258	11/11/2005	Corporate Express Australia	Stationery	331.76
212.267	11/11/2005	Cutting Edges Pty Ltd	Parts	59.09
212.269	11/11/2005	Bicubic	Printing	840.01
212.275	11/11/2005	De Neefe Signs Pty Ltd	Street Signs	1037.58
212.277	11/11/2005	Department of Land Information	Title Searches	10.10
212.321	11/11/2005	Filters Plus	Parts	99.11
212.342	11/11/2005	JN Glassford	Telephone Reimbursement	37.26
212.362	11/11/2005	Hagan C	Catering	1036.20
212.369	11/11/2005	P Hart	Annual Fee, Travel & Communication Allowance-Q/E 31.10.05	2709.23
212.372	11/11/2005	Harvey Norman Computer Superstore	Computer Equipment	199.00
212.374	11/11/2005	Hays Personnel Services	Hire of Temporary Staff	1455.89
212.40	11/11/2005	Anncom Distributors	Hardware	364.10
212.412	11/11/2005	Jarrahdale Heating & Cool	Airconditioner-Administration Building	3690.00
212.46	11/11/2005	Aqua-Blast Cleaning	Remove Graffiti-Variou Locations	1050.50
212.466	11/11/2005	Macdonald Johnston Engineering Co Pty Ltd	Parts	174.46
212.505	11/11/2005	Municipal Liability Scheme	Liability Insurance Premiums 2005/06	122925.00
212.508	11/11/2005	J Munn	Annual Fee, Travel & Communication Allowance-Q/E 31.10.05	4863.77
212.515	11/11/2005	Neverfail Springwater Limited	Refreshments	79.20
212.569	11/11/2005	Protech International Group Pty Ltd	Computer Cabling-Training Room	2179.10
212.572	11/11/2005	Armadae Hardware & Building Supplies	Hardware	58.00
212.572	11/11/2005	Quick Corporate Australia Pty Ltd	Stationery	363.90
212.579	11/11/2005	Railway Avenue Vet Hospital	Animal Euthanasia	149.05
212.62	11/11/2005	Armadae Mower World	Parts	54.70
212.631	11/11/2005	Slater-Gartrell Sports	Install Practice Wickets-Gwynne Park	2431.00
212.638	11/11/2005	South Metropolitan Area Health Services	Nursing Services-September 2005	316.75
212.650	11/11/2005	State Law Publisher	Advertising	96.30
212.651	11/11/2005	State Library of WA	Lost/Damaged Items	110.90
212.655	11/11/2005	J Stewart	Annual Fee, Travel & Communication Allowance-Q/E 31.10.05	2428.27
212.669	11/11/2005	Telstra	Telephone Charges	284.36
212.673	11/11/2005	The Flying Florists	Table Arrangements-Pioneers Reunion	300.00
212.687	11/11/2005	R Tizard	Annual Fee, Travel & Communication Allowance-Q/E 31.10.05	2768.50
212.698	11/11/2005	Trailer Parts Pty Ltd	Parts	82.01
212.699	11/11/2005	Transmilk Wholesalers	Refreshments	150.82
212.712	11/11/2005	Valuer General's Office	GRV Valuations	1313.00
212.719	11/11/2005	Volunteering WA	Membership Renewal 2005/06	110.00
212.737	11/11/2005	Wacker Australia Pty Ltd	1 Vibration Rammer	2410.10
212.738	11/11/2005	WALGS Plan	Payroll Deductions-F/E 08.11.05	62031.07
212.749	11/11/2005	Wesfarmers Landmark	Chlorine	269.50
212.759	11/11/2005	Western Power Corporation	Electricity Charges	52391.25
212.780	11/11/2005	Work Clobber	Protective Clcthing	612.58

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005				
Cheque or EFT No.	Date	Payee	Description	Cheque Amount
212.819	11/11/2005	Resource Recyclers Pty Ltd	Concrete Recycling	619.60
212.924	11/11/2005	E & MJ Roshier Pty Ltd	Parts	76.30
212.975	11/11/2005	Drake Australia Pty Ltd	Hire of Temporary Staff	2932.88
213.160	11/11/2005	Brownbuilt Metalux Industries	Compactus-Administration Building	6407.96
213.580	11/11/2005	L Reynolds	Annual Fee, Travel & Communication Allowance-Q/E 31.10.05	13291.35
214.109	11/11/2005	Australian Manufacturing Workers Union	Payroll Deductions-F/E 08.11.05	65.70
214.112	11/11/2005	Australian Services Union	Payroll Deductions-F/E 08.11.05	643.50
214.214	11/11/2005	City of Armadale-Social Club	Payroll Deductions-F/E 08.11.05	240.00
214.216	11/11/2005	City of Canning	Payroll Deductions-F/E 08.11.05	35.00
214.375	11/11/2005	City of Gosnells	Payroll Deductions-F/E 08.11.05	135.77
214.453	11/11/2005	HB of WA	Payroll Deductions-F/E 08.11.05	1146.45
214.621	11/11/2005	LGRCEU	Payroll Deductions-F/E 08.11.05	543.40
214.622	11/11/2005	Shire of Kalamunda	Payroll Deductions-F/E 08.11.05	88.00
215.1003	16/11/2005	Tyrepower Kelmscott	Payroll Deductions-F/E 08.11.05	175.00
215.1121	16/11/2005	Officeworks Business Direct	Payroll Deductions-F/E 08.11.05	607.20
215.113	16/11/2005	Australian Taxation Office	Tyres	160.31
215.117	16/11/2005	B & J Breaker Hire	Stationery	95772.89
215.1192	16/11/2005	SL Emmett	Payroll Deductions-F/E 08.11.05	1001.00
215.1196	16/11/2005	Catalyse Pty Ltd	Hire of Rockbreaker	1200.00
215.1197	16/11/2005	Westzone Enterprises Pty	Consultancy-City Views News	220.00
215.127	16/11/2005	Beaver Tree Services Aust Pty Ltd	2005 Community Perspective Survey	44000.00
215.129	16/11/2005	Benara Nurseries	Incentive Payments-Grand Cinemas Complex	4846.60
215.1357	16/11/2005	Snakes Harmful & Harmless	Treeopping	1147.54
215.136	16/11/2005	BGC Concrete	Gardening Products	330.00
215.1375	16/11/2005	Insight CCS Pty Ltd	Staff Training	467.28
215.1385	16/11/2005	Armadale Kelmscott Refrigeration	Concrete Products	718.63
215.1386	16/11/2005	Pool Controls	After Hours Phone Service	385.00
215.1408	16/11/2005	Stormwater Industry Association	Degas Refrigerators-Landfill Site	82.50
215.141	16/11/2005	BJ Hahn & Co	Service	929.50
215.153	16/11/2005	Boral Construction Materials Group	Bitumen Spray	400.00
215.172	16/11/2005	Byford Bobcats	Corporate Membership-2005/06	4472.56
215.184	16/11/2005	Canon Finance Australia Pty Ltd	Hire of Bobcat	826.65
215.199	16/11/2005	Charter Plumbing & Gas	Bitumen Spray	188.00
215.258	16/11/2005	Corporate Express Australia	Hire of Bobcat	323.69
215.261	16/11/2005	Coventrys	Photocopier Usage	168.52
215.263	16/11/2005	Crommelins Australia	Plumbing Services	340.01
215.270	16/11/2005	Dalton Packaging Pty Ltd	Stationery	240.07
215.275	16/11/2005	De Neefe Signs Pty Ltd	Parts	7760.50
215.277	16/11/2005	Department of Land Information	2 x Cement Mixers & 1 x Generator	732.71
215.289	16/11/2005	Haslie Services Pty Ltd	Packaging Materials	261.25
			Street Signs	7.50
			Title Searches	6267.94
			Airconditioning Maintenance	

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005				
Cheque or EFT No.	Date	Payee	Description	Cheque Amount
215.315	16/11/2005	Exact Images	Laminating	154.30
215.321	16/11/2005	Filters Plus	Parts	49.56
215.335	16/11/2005	G Force Printing	Printing	247.50
215.337	16/11/2005	Garvey M	Painting-Variou Locations	1165.25
215.341	16/11/2005	Gibbons Holden	Parts	36.70
215.348	16/11/2005	KA Goode	Telephone Reimbursement	93.85
215.352	16/11/2005	Grayson's Concrete Services	Construction of Concrete Crossovers	7159.85
215.355	16/11/2005	Greenidge Outdoor Contracting	Gardening Maintenance-Armadale CBD	2220.00
215.356	16/11/2005	Greens Party Hire Service	Hire of Equipment	1496.00
215.362	16/11/2005	Hagan C	Catering	767.25
215.382	16/11/2005	Heritage Country Tourism Association Inc	Council Contribution	1235.00
215.388	16/11/2005	Hort West	Gardening Maintenance-Armadale CBD	3680.00
215.390	16/11/2005	Angus & Robertson Bookworld	Book Purchases	128.58
215.390	16/11/2005	Holmix Ltd	Road Patching-Variou Locators	9620.34
215.42	16/11/2005	Anstat Pty Ltd	Book Purchases	495.00
215.447	16/11/2005	Lawrence & Hanson	Protective Clothing	376.38
215.463	16/11/2005	Lo-Go Appointments	Hire of Temporary Staff	5403.06
215.482	16/11/2005	Mazzega's Mitre 10 Home & Trade	Hardware	649.75
215.506	16/11/2005	Municipal Property Scheme	Insurance Premium	333.19
215.507	16/11/2005	Municipal Workcare Scheme	Workers Compensation Premiums-2005/06	141605.00
215.511	16/11/2005	National 1 WA Pty Ltd	Stationery	98.70
215.524	16/11/2005	Oakford Contractors	Hire of Excavator	121.00
215.54	16/11/2005	Works Pavement Technology	Hire of Profiler	1518.00
215.572	16/11/2005	Quick Corporate Australia Pty Ltd	Stationery	51.62
215.60	16/11/2005	Armadale Kelmscott Electrical Services	Electrical Services	2192.65
215.601	16/11/2005	Roy Galvin & Co Pty Ltd	Parts-Variou Locations	1430.89
215.606	16/11/2005	Sage Consulting Engineers Pty Ltd	Consultancy-Lighting Maintenance	1144.00
215.61	16/11/2005	Armadale Lock & Key Service	Padlocks & Keys Cut	978.45
215.62	16/11/2005	Armadale Mower World	Parts	74.60
215.624	16/11/2005	Sigma Chemicals	Pool Chemicals	577.60
215.625	16/11/2005	Signature Security Group Pty Ltd	Security Services	1350.00
215.643	16/11/2005	Specific Courier Service	Library Courier Service	286.00
215.651	16/11/2005	State Library of WA	Los/Damaged Items	159.30
215.66	16/11/2005	Armadale Police & Citizens Youth Club	Council Contribution-September 2005	12890.71
215.662	16/11/2005	Supa Pest & Weed Control	Weed & Pest Control	7963.07
215.668	16/11/2005	Taylor Tyres Pty Ltd	Tyres	245.00
215.669	16/11/2005	Teistra	Telephone Charges	5663.36
215.690	16/11/2005	Toil Fast	Courier Services	27.30
215.738	16/11/2005	WALGS Plan	Payroll Deductions-F/E 10.11.05	113.75
215.744	16/11/2005	Water Corporation	Water Charges	770.05
215.752	16/11/2005	West Side Safety Products	Protective Clothing	406.68
215.759	16/11/2005	Western Power Corporation	Electricity Charges	1847.10

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005				
Cheque or EFT No.	Date	Payee	Description	Cheque Amount
215.771	16/11/2005	White P & K Brickpaving & Landscaping	Construction of Concrete Crossovers	1688.90
215.782	16/11/2005	Works Statewide Kerbing	Kerbing	15959.41
215.855	16/11/2005	Pink Healthcare Services	Sanitary Services	197.71
215.859	16/11/2005	Our Community	Subscription	330.00
215.893	16/11/2005	Injury Control Council of WA Inc	Membership 2005/06	143.00
215.99	16/11/2005	Australia Post	Postage Charges	4844.95
216.11	18/11/2005	Absolute Asphalt Pty Ltd	Asphalt Layed	968.00
216.112	18/11/2005	Reading Time	Subscriptions	44.00
216.115	18/11/2005	Auswaste	Bulk Rubbish Bins	330.00
216.1189	18/11/2005	Centreline Markings	Linemarking-Various Locations	1595.00
216.1211	18/11/2005	MES Pty Ltd	Computer Software Upgrade	6028.00
216.1227	18/11/2005	Steve Voysey Landscape Solutions	Landscaping-Various Locations	858.00
216.1263	18/11/2005	G Provis	Telephone Reimbursement	93.85
216.127	18/11/2005	Beaver Tree Services Aust Pty Ltd	Treelopping	13042.70
216.1297	18/11/2005	Community Perspectives	Forrestdale Place Plan	9500.00
216.1355	18/11/2005	Always Electrical	Tennis Court Lighting-Scott Park Reserve	11354.60
216.1358	18/11/2005	Susan P Radford	Consultancy-Bungendore Park Flora	612.00
216.136	18/11/2005	BGC Concrete	Concrete Products	157.08
216.141	18/11/2005	BJ Hahn & Co	Hire of Bobcat	1500.66
216.1410	18/11/2005	Scarp Express	Refreshments	112.53
216.155	18/11/2005	CANCELLED	CANCELLED	0.00
216.165	18/11/2005	Builders Registration Board	Levy Collected-October 2005	4930.50
216.184	18/11/2005	Canon Finance Australia Pty Ltd	Photocopier Usage	1582.48
216.193	18/11/2005	Challenge Batteries	Parts	305.80
216.199	18/11/2005	Charter Plumbing & Gas	Plumbing Services	132.45
216.22	18/11/2005	AK Paint Supplies	Paint	110.00
216.25	18/11/2005	Alinta Gas	Gas Charges	710.95
216.258	18/11/2005	Corporate Express Australia	Stationery	85.26
216.261	18/11/2005	Coventrys	Parts	85.73
216.275	18/11/2005	De Neefe Signs Pty Ltd	Street Signs	96.80
216.3	18/11/2005	A to Z Signs	Signs	175.00
216.324	18/11/2005	Fire & Emergency Services Authority of WA	ESL Levy-October 2005	648124.36
216.335	18/11/2005	G Force Printing	Printing	231.00
216.337	18/11/2005	Garvey M	Painting-Various Locations	1197.00
216.351	18/11/2005	Grasstrees Australia	Gardening Products	1089.00
216.362	18/11/2005	Hagan C	Catering	65.45
216.374	18/11/2005	Hays Personnel Services	Hire of Temporary Staff	1299.01
216.378	18/11/2005	Heatley Sales Pty Ltd	Parts	264.00
216.423	18/11/2005	Jonesway Transport	Transport Charges	186.55
216.45	18/11/2005	Apix-Up'n'Away Net Solutions	Computer Equipment	15296.60
216.463	18/11/2005	Lo-Go Appointments	Hire of Temporary Staff	772.83
216.48	18/11/2005	Araluen Botanical Park	Refreshments	242.00

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005				
Cheque or EFT No.	Date	Payee	Description	Cheque Amount
216.482	18/11/2005	Mazzeaga's Mitre 10 Home & Trade	Hardware	939.78
216.511	18/11/2005	National 1 WA Pty Ltd	Stationery	46.99
216.60	18/11/2005	Armadale Kelmscott Electrical Services	Electrical Services	2504.31
216.632	18/11/2005	Siedgehammer Concrete Cutting Service	Bitumen/Cutting Concrete	207.32
216.647	18/11/2005	Stamp It Rubber Stamp Co	Stationery	30.91
216.666	18/11/2005	Tandy Electronics	Parts	190.98
216.669	18/11/2005	Telstra	Telephone Charges	112.39
216.670	18/11/2005	Termico Pest Management	Weed & Pest Control	726.00
216.675	18/11/2005	The Original Aussie Food Co	Refreshments	14.50
216.746	18/11/2005	Websecure Technologies Pty Ltd	Computer Equipment Maintenance	3960.00
216.747	18/11/2005	Wel-Quip	Parts	370.48
216.754	18/11/2005	Westbooks	Book Purchases	85.61
216.759	18/11/2005	Western Power Corporation	Electricity Charges	970.20
216.76	18/11/2005	Western Rural Traders	Hardware	955.02
216.786	18/11/2005	Zipform Pty Ltd	Printing	5098.95
216.94	18/11/2005	Aust Inst of Building Surveyors	Staff Training	130.00
216.975	18/11/2005	Drake Australia Pty Ltd	Hire of Temporary Staff	3456.90
216.984	18/11/2005	Box Tec Pty Ltd	Computer Equipment	234.52
216.99	18/11/2005	Australia Post	Postage Charges	272.90
217.1003	23/11/2005	Tyrepower Kelmscott	Tyres	642.00
217.1067	23/11/2005	CSBP Limited	Cleaning Chemicals	1617.00
217.11	23/11/2005	Absolute Asphalt Pty Ltd	Asphalt Layed	27748.05
217.127	23/11/2005	Beaver Tree Services Aust Pty Ltd	Treelopping	14686.10
217.133	23/11/2005	BGC Asphalt	Asphalt	27619.54
217.1334	23/11/2005	John Hughes Group	1 x Motor Vehicle	35524.05
217.1344	23/11/2005	Seville Drive Medical Centre	Preplacement Medicals	77.00
217.1354	23/11/2005	Australian Door Services	Doors-John Dunn Pavilion	5397.44
217.136	23/11/2005	BGC Concrete	Concrete Products	154.22
217.1362	23/11/2005	KLB Systems Pty Ltd	Computer Equipment	3553.00
217.138	23/11/2005	Billabong Quality Water Management	Water Purification System	627.00
217.1389	23/11/2005	Statewide Pump Services	Repairs-Rubbish Tip Fuel Tank	517.00
217.1395	23/11/2005	Novotel on Collins-Melbourne	Accommodation-Eastern States Study Tour	3680.00
217.1402	23/11/2005	City of Armadale	Expenses Reimbursement	145.62
217.1407	23/11/2005	Direct Bins	Bulk Rubbish Bins	924.00
217.1419	23/11/2005	LC Pearce	Expenses Reimbursement	97.35
217.153	23/11/2005	Boral Construction Materials Group	Bitumen Spray	2035.00
217.172	23/11/2005	Byford Bobcats	Hire of Bobcat	282.00
217.179	23/11/2005	NO Cain	Telephone Reimbursement	45.93
217.184	23/11/2005	Canon Finance Australia Pty Ltd	Photocopier Rental	165.30
217.194	23/11/2005	Challenge Chemicals Australia	Cleaning Chemicals	304.70
217.199	23/11/2005	Charler Plumbing & Gas	Plumbing Services	80.00
217.258	23/11/2005	Corporate Express Australia	Stationery	459.35

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005				
Cheque or EFT No.	Date	Payee	Description	Cheque Amount
217.277	23/11/2005	Department of Land Information	Title Searches	10.40
217.329	23/11/2005	Focus Capital Group Ltd	Rental of Minimizer	1650.00
217.341	23/11/2005	Gibbons Holden	1 x Motor Vehicle	35131.15
217.352	23/11/2005	Grayson's Concrete Services	Construction of Concrete Crossovers	30180.48
217.362	23/11/2005	Hagan C	Catering	1350.80
217.387	23/11/2005	Home & Garden Handyman	Maintenance Works-Variou Locations	1480.00
217.449	23/11/2005	AJ Lees	Telephone Reimbursement	31.56
217.45	23/11/2005	Apitix-Up'n'Away Net Solutions	Computer Equipment	185.50
217.463	23/11/2005	Lo-Go Appointments	Hire of Temporary Staff	1924.10
217.468	23/11/2005	IF Macrae	Telephone Reimbursement	85.86
217.482	23/11/2005	Mazzega's Mitre 10 Home & Trade	Hardware	554.37
217.503	23/11/2005	Mullins Handcock	Legal Advice-Variou Cases	6657.36
217.511	23/11/2005	National 1 WA Pty Ltd	Stationery	52.75
217.512	23/11/2005	National Collections	Debt Collection Costs	6.60
217.539	23/11/2005	Pathwaste	Parts	434.60
217.549	23/11/2005	Peth City Glass	Repair Broken Windows-Variou Locations	1726.31
217.564	23/11/2005	Countrywide Wholesalers Pty Ltd	Dog Food	616.00
217.57	23/11/2005	Armadale Hardware & Building Supplies	Hardware	775.40
217.571	23/11/2005	Questor Financial Services	Payroll Deductions-F/E 22.11.05	550.00
217.572	23/11/2005	Quick Corporate Australia Pty Ltd	Stationery	1318.46
217.578	23/11/2005	Rasco International Pty Ltd	Library Stationery	155.09
217.588	23/11/2005	Repro Industrial & Mining Division	Parts-Variou Locations	3914.90
217.592	23/11/2005	CANCELLED	CANCELLED	0.00
217.60	23/11/2005	Armadale Kelmscott Electrical Services	Electrical Services	2403.49
217.602	23/11/2005	Royal Lifesaving Society	Staff Training	450.00
217.62	23/11/2005	Armacale Mower World	Parts	139.75
217.625	23/11/2005	Simplex International Pty Ltd	Maintenance-Time Clock	333.01
217.632	23/11/2005	Sledgehammer Concrete Cutting Service	Concrete/Bitumen Cutting	202.51
217.647	23/11/2005	Stamp it Rubber Stamp Co (WA)	Stationery	19.13
217.650	23/11/2005	Siate Law Publisher	Advertising	67.45
217.659	23/11/2005	Teistra	Telephone Charges	6053.94
217.682	23/11/2005	Examiner Newspaper (WA)	Advertising	169.75
217.690	23/11/2005	Toll Fast	Courier Services	27.30
217.696	23/11/2005	Trade Power	Parts	413.25
217.729	23/11/2005	WA Library Supplies	Stationery	470.80
217.737	23/11/2005	Wacker Australia Pty Ltd	Parts	99.66
217.738	23/11/2005	WALGS Plan	Payroll Deductions-F/E 22.11.05	63015.82
217.744	23/11/2005	Water Corporation	Water Charges	400.35
217.75	23/11/2005	Armguard	Armguard Services	1780.90
217.770	23/11/2005	Westwater Enterprises Pty Ltd	Service-Variou Equipment	1452.99
217.814	23/11/2005	Gecko Contracting Turf & Landscaping	Mowing	4902.00
217.831	23/11/2005	Martins Environmental Services	Weed Control	715.00

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005				
Cheque or EFT No.	Date	Payee	Description	Cheque Amount
217.84	23/11/2005	C Askew	Telephone Reimbursement	34.68
217.85	23/11/2005	Asiab Pty Ltd	Asphalt Testing-Champion Drive	239.56
217.928	23/11/2005	Goldshore Enterprises Pty Ltd	Recycling Collections	10237.92
217.937	23/11/2005	D & B Renovations	Hire of Forklift	105.00
217.961	23/11/2005	Drager Safety Pacific Pty	Parts-Aquatic Centre	973.27
217.975	23/11/2005	Drake Australia Pty Ltd	Hire of Temporary Staff	876.90
217.978	23/11/2005	Armadaale Newspaper Delivery	Newspapers	16.40
217.99	23/11/2005	Australia Post	Postage Charges	5802.30
218.109	28/11/2005	Australian Metal Workers Union	Payroll Deductions-F/E 22.11.05	65.70
218.112	28/11/2005	Australian Services Union	Payroll Deductions-F/E 22.11.05	660.00
218.214	28/11/2005	City of Armadaale-Social Club	Payroll Deductions-F/E 22.11.05	244.00
218.216	28/11/2005	City of Canning	Payroll Deductions-F/E 22.11.05	35.00
218.217	28/11/2005	City of Gosnells	Payroll Deductions-F/E 22.11.05	135.77
218.375	28/11/2005	HBF of WA	Payroll Deductions-F/E 22.11.05	1146.45
218.453	28/11/2005	LGRCEU	Payroll Deductions-F/E 22.11.05	572.00
218.621	28/11/2005	Shire of Kalamunda	Payroll Deductions-F/E 22.11.05	88.00
218.622	28/11/2005	Shire of Mundaring	Payroll Deductions-F/E 22.11.05	175.00
219.115	28/11/2005	Auswaste	Payroll Deductions-F/E 22.11.05	165.00
219.1182	28/11/2005	Foxrock Contracting Pty Ltd	Bulk Rubbish Bins	263533.75
219.127	28/11/2005	Beaver Tree Services Aust Pty Ltd	Champion Drive Culvert-Tender 35/04	10183.70
219.1311	28/11/2005	Mobile Masters	Repairs	99.00
219.1312	28/11/2005	Genik Auto Electrics	Parts	160.01
219.1358	28/11/2005	Susan P Radford	Consultancy-Bungendore Park Flora	648.00
219.136	28/11/2005	BGC Concrete	Concrete Products	448.80
219.1367	28/11/2005	Ian Lush & Associates	Consultancy-Armadaale Shopping City Redevelopment	841.50
219.1385	28/11/2005	Armadaale Kelmscott Refrigeration	Degasing of Fridges-Waste Site	247.50
219.141	28/11/2005	BJ Hahn & Co	Hire of Bobcat	2648.23
219.150	28/11/2005	Office Max	Stationery	655.59
219.155	28/11/2005	BP Australia Pty Ltd	Fuel & Oils	44163.26
219.172	28/11/2005	Byford Bobcats	Hire of Bobcat	329.00
219.184	28/11/2005	Canon Finance Australii Pty Ltd	Photocopier Rental	11772.80
219.199	28/11/2005	Charter Plumbing & Gas	Plumbing Services	149.85
219.210	28/11/2005	City Farmers-Kelmscott	Dog Food	103.50
219.227	28/11/2005	Cleanaway	Recycling Collections-October 2005	48998.07
219.247	28/11/2005	Concut Pty Ltd	Parts-Rushton Park	1149.39
219.256	28/11/2005	Conjoint (Aust) Pty Ltd	Parts	304.92
219.257	28/11/2005	Cornerstone Legal Pty Ltd	Legal Advice-Various Cases	3247.20
219.258	28/11/2005	Corporate Express Australia	Stationery	840.22
219.274	28/11/2005	Daynite Towing Services	Towing Charges	187.00
219.277	28/11/2005	Department of Land Information	Title Searches	46.90
219.28	28/11/2005	Aliflow Industrial	Parts	198.00
219.289	28/11/2005	Hastie Services Pty Ltd	Airconditioning Maintenance	165.00

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005				
Cheque or EFT No.	Date	Payee	Description	Cheque Amount
219.30	28/11/2005	Alltech Industries Australia	Service Equipment-Releystone Fire Station	1000.00
219.341	28/11/2005	Gibbons Holden	3 x Motor Vehicles	92352.38
219.344	28/11/2005	Glenbarry Leather & Hats	Protective Clothing	275.00
219.345	28/11/2005	Godfreys	Parts	242.95
219.349	28/11/2005	Gosnells-Armadale Business Dv Org Inc	2005/06 Sponsorship	10900.00
219.351	28/11/2005	Grasstrees Australia	Gardening Products	121.00
219.355	28/11/2005	Greenridge Outdoor Contracting	Garden Maintenance Works-Various Locations	2080.00
219.362	28/11/2005	Hagan C	Catering	1526.80
219.390	28/11/2005	Holmix Ltd	Asphalt	3712.48
219.435	28/11/2005	Keib Repairs	Construction of Concrete Crossovers	519.75
219.447	28/11/2005	Lawrence & Hanson	Parts	170.12
219.45	28/11/2005	Aplix-Up'n'Away Net Solutions	Computer Equipment	894.00
219.463	28/11/2005	Lo-Go Appointments	Hire of Temporary Staff	2171.03
219.474	28/11/2005	Major Motors Pty Ltd	Parts-Various Plant	859.50
219.482	28/11/2005	Mazzega's Mire 10 Home & Trade	Hardware	482.42
219.485	28/11/2005	Mercury Firesafety Pty Ltd	Service Fire Extinguishers	1442.65
219.503	28/11/2005	Mullins Handcock	Legal Advice-Various Cases	7235.48
219.520	28/11/2005	Noise & Vibration Measurement Systems	Sound Level Meter-Health Department	1067.00
219.525	28/11/2005	OCE Australia Ltd	Stationery	276.52
219.540	28/11/2005	Works Pavement Technology	Hire of Profiler	2612.50
219.566	28/11/2005	Prime Equities Pty Ltd	Preplacement Medicals	510.40
219.568	28/11/2005	Prosser Toyota	Parts	418.75
219.569	28/11/2005	Protech International Group Pty Ltd	Computer Cabling	354.20
219.57	28/11/2005	Armadae Hardware & Building Supplies	Hardware	343.20
219.572	28/11/2005	Quick Corporate Australia Pty Ltd	Stationery	87.80
219.579	28/11/2005	Railway Avenue Vet Hospital	Animal Euthanasia	625.15
219.597	28/11/2005	Roleystone Volunteer Bushfire Brigade	Expenses Reimbursement	665.82
219.60	28/11/2005	Armadae Kelmscott Electrical Services	Electrical Services	494.69
219.61	28/11/2005	Armadae Lock & Key Service	Padlocks/Keys Cut	602.20
219.611	28/11/2005	Sangrefi Pty Ltd	Mowing-Various Reserves	3674.00
219.62	28/11/2005	Armadae Mower World	Parts-Various Plant	719.75
219.632	28/11/2005	Sledgehammer Concrete Cutting Service	Bitumen/Concrete Cutting	4777.33
219.643	28/11/2005	Specific Courier Service	Library Courier Services	314.60
219.652	28/11/2005	Statewide Cleaning Supplies Pty Ltd	Cleaning Chemicals	171.58
219.656	28/11/2005	Stirling Business Machines Pty Ltd	Service Fax Machine	129.00
219.667	28/11/2005	Target Towing Service	Towing Charges	121.00
219.668	28/11/2005	Taylor Tyres Pty Ltd	Tyres	3855.00
219.681	28/11/2005	The Watershed Water Systems	Reticulation Parts	728.15
219.682	28/11/2005	Examiner Newspapers (WA)	Advertising	68.12
219.693	28/11/2005	Total Packaging	Packaging Materials	155.10
219.712	28/11/2005	Valuer General's Office	GRV Valuations	232.40
219.73	28/11/2005	Armadae-Byford Veterinary Hospital	Animal Euthanasia	180.50

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005				
Cheque or EFT No.	Date	Payee	Description	Cheque Amount
219.74	28/11/2005	Armada-Kelmscott Self Storage	Storage Unit Rental	170.00
219.744	28/11/2005	Water Corporation	Water Charges	101.00
219.756	28/11/2005	Western Australian Treasury Corporation	Loan 282-Payment	70869.36
219.759	28/11/2005	Western Power Corporation	Electricity Charges	3789.54
219.764	28/11/2005	Champion Lake Vet Centre	Animal Euthanasia	44.00
219.780	28/11/2005	Work Clobber	Protective Clothing	1844.28
219.782	28/11/2005	Works Statewide Kerbing	Kerbing	7379.55
219.801	28/11/2005	Infovision Technology Pty Ltd	Staff Training	110.00
219.844	28/11/2005	Quality Traffic Management Pty Ltd	Hire of Traffic Controllers	2940.30
219.924	28/11/2005	E & MJ Rosher Pty Ltd	Parts-P350	772.70
219.975	28/11/2005	Drake Australia Pty Ltd	Hire of Temporary Staff	2932.88
219.980	28/11/2005	Sherrard DJ	Gatekeeper-Roleystone Greenwaste Site	1752.00
220.1066	30/11/2005	RW Glanville	Kelmscott Library Site Rental	6411.16
220.113	30/11/2005	Australian Taxation Office	Payroll Deductions-F/E 22.11.05	97131.63
220.115	30/11/2005	Auswaste	Bulk Rubbish Bins	471.90
220.117	30/11/2005	B & J Breaker Hire	Hire of Rockbreaker	4114.00
220.1248	30/11/2005	Academy Services (WA) Pty	Cleaning Services-October 2005	1132.08
220.127	30/11/2005	Beaver Tree Services Aust Pty Ltd	Tree Lopping	18537.75
220.1312	30/11/2005	Genik Auto Electrics	Repairs	100.00
220.133	30/11/2005	BGC Asphalt	Asphalt	35865.72
220.136	30/11/2005	BGC Concrete	Concrete Products	308.00
220.1366	30/11/2005	Feral Bird Management	Remove Ducks-Minnawarra Lake	1188.00
220.1396	30/11/2005	The Green Room Creative Pty Ltd	Printing-2004/05 Annual Report	11352.00
220.1403	30/11/2005	Avant Windcreens	Repairs	220.00
220.1420	30/11/2005	Print Ezy.com	Printing	8772.50
220.147	30/11/2005	Boc Gases Australia Limited	Gas & Cylinder Rental	3829.10
220.155	30/11/2005	Boral Construction Materials Group	Bitumen Spray	11085.25
220.184	30/11/2005	Canon Finance Australia Ltd	CANCELLED	0.00
220.199	30/11/2005	Charter Plumbing & Gas	Photocopier Rental	368.24
220.22	30/11/2005	AK Paint Supplies	Plumbing Services	231.65
220.223	30/11/2005	CJD Equipment Pty Ltd	Paint	113.86
220.225	30/11/2005	Clean & Handy Services	Parts	177.65
220.243	30/11/2005	Community Newspaper Group	Cleaning Services-November 2005	5077.50
220.277	30/11/2005	Department of Land Information	Advertising	1483.24
220.295	30/11/2005	Down Under Signs Pty Ltd	Title Searches	24.70
220.320	30/11/2005	FC Couriers	Signs	800.69
220.335	30/11/2005	G Force Printing	Courier Services	95.01
220.337	30/11/2005	Garvey M	Printing	55.00
220.341	30/11/2005	Gibbons Holden	Painting-Various Locations	2126.25
220.387	30/11/2005	Home & Garden Handyman	1 x Motor Vehicle	24281.70
220.432	30/11/2005	Kel Steel Constructions	Maintenance Works-Various Locations	960.00
			Parts-Various locations	1314.51

ACCOUNTS PAID AND SUBMITTED TO CITY STRATEGY COMMITTEE HELD ON 12 DECEMBER 2005			
Cheque or EFT No.	Date	Payee	Description
220.438	30/11/2005	Klingers Gardening & Landscape Services	Streetscape Maintenance-October 2005
220.440	30/11/2005	Kott Gunning Lawyers	Legal Advice-Variou Cases
220.443	30/11/2005	Landscape Development	Mowing
220.45	30/11/2005	Apiix-Up'n'Away Net Solutions	Computer Equipment
220.474	30/11/2005	Major Motors Pty Ltd	Parts
220.482	30/11/2005	Mazzega's Mitre 10 Home & Trade	Hardware
220.494	30/11/2005	Minter Ellison Lawyers	Legal Advice-Variou Cases
220.497	30/11/2005	MJB Payne Consultants	Consultancy-Champion Drive Culvert
220.502	30/11/2005	Motorcharge Limited	Fuel & Oils
220.54	30/11/2005	Works Pavement Technology	Hire of Profiler
220.549	30/11/2005	Perth City Glass	Repair Broken Windows-Variou Locations
220.552	30/11/2005	Pharmacy Plus Kelmscott	Newspapers
220.560	30/11/2005	Plantech WA Pty Ltd	Garden Maintenance-Aquatic Centre
220.577	30/11/2005	Rabor Smash Repairs	Insurance Excess
220.585	30/11/2005	Rinker Australia Pty Limited	Limestone
220.592	30/11/2005	Rob Lane Artist	Entertainment-Armadale Highland Gathering
220.594	30/11/2005	Rocla Pty Limited	Concrete Products
220.598	30/11/2005	Roofdek	Repair Gutters-Depot
220.625	30/11/2005	Signature Security Group Pty Ltd	Security Services
220.63	30/11/2005	Armadale Newsagency	Newspapers
220.651	30/11/2005	State Library of WA	Lost/Damaged Items
220.659	30/11/2005	Sunny Brushware Supplies Pty Ltd	Hardware
220.690	30/11/2005	Toll Fast	Courier Services
220.724	30/11/2005	WA Bluemetal	Bluemetal
220.730	30/11/2005	WA Limestone Co	Limestone
220.731	30/11/2005	WA Local Government Association	Advertising
220.748	30/11/2005	Wembley Cement Industries	Concrete Products
220.756	30/11/2005	Western Australian Treasury Corporation	Loan 271a-Repayment
220.759	30/11/2005	Western Power Corporation	Electricity Charges
220.830	30/11/2005	Amcor Recycling	Hire of Compactor
221.1002	30/11/2005	The Grey Company Incorporated	Entertainment-Armadale Highland Gathering
221.155	30/11/2005	BP Australia Pty Ltd	Fuel & Oils
221.440	30/11/2005	Kott Gunning Lawyers	Legal Advice-Variou Cases
221.463	30/11/2005	Lo-Go Appointments	Hire of Temporary Staff
221.731	30/11/2005	WA Local Government Association	Advertising
221.801	30/11/2005	Infovision Technology Pty Ltd	Staff Training
300027	09/11/2005	Westpac Banking Corporation	Surplus Funds Invested
300028	09/11/2005	Westpac Banking Corporation	Surplus Funds Invested
300029	09/11/2005	Westpac Banking Corporation	Surplus Funds Invested
			TOTAL

198.00
1485.00
21825.85
5182.20
95.21
665.26
5274.39
3712.50
3798.53
31825.20
1215.06
79.60
982.30
300.00
5007.46
90.00
2918.05
1012.00
1512.95
295.83
845.90
264.00
27.30
1889.21
20758.61
23120.09
18631.58
53322.41
42314.00
165.00
250.00
29944.47
1607.10
1696.26
340.10
110.00
1492524.29
2487540.49
30000.00

25463854.50



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City of Armadale

Statement of Financial Activity

City of Armadale
Statement of Financial Activity
For the period 1 July 2005 to 31 October 2005

Particulars	Notes / Tables	31 October 2005 Actual \$	31 October 2005 YTD Budget \$	2005-2006 Revised Budget \$	Material Variance Indicator
Opening Balance (Net Current Assets July 1 B/Fwd)		7,146,459	7,146,459	7,146,459	
Plus Operating Revenue					
General Purpose Funding	2	1,025,849	1,348,982	3,060,863	Review
Governance		2,758	68	200	
Law, Order and Public Safety		181,312	165,717	425,919	
Health		51,719	32,460	97,367	
Education and Welfare	2	33,917	131,933	142,865	Review
Community Amenities	2	3,479,009	2,743,779	4,440,273	Review
Recreation and Culture	2	69,938	600,598	1,029,563	Review
Transport	2	843,273	162,790	4,314,439	Review
Economic Services	2	303,711	133,722	316,518	Review
Other Property and Services		106,270	153,565	181,754	
Total Operating Revenue		6,097,756	5,473,614	14,009,761	
Plus Non-Operating Revenue					
Proceeds from Disposal of Assets	2	417,994	700,200	884,700	Review
New Loan Borrowings		0	0	1,020,000	
Transfers from Reserve Accounts		0	0	1,318,175	
Total Non-Operating Revenue		417,994	700,200	3,222,875	
Total Revenue Available (Less Rates)		13,662,209	13,320,273	24,379,095	
Less Operating Expense					
General Purpose Funding		(185,259)	(188,934)	(461,291)	
Governance		(250,721)	(348,014)	(792,148)	
Law, Order and Public Safety	2	(215,604)	(338,818)	(977,696)	Review
Health		(172,188)	(182,680)	(529,379)	
Education and Welfare		(309,200)	(317,800)	(948,223)	
Community Amenities		(1,658,704)	(1,732,727)	(5,173,969)	
Recreation and Culture	2	(3,019,850)	(3,593,782)	(10,338,910)	Review
Transport		(2,210,411)	(2,163,217)	(6,461,688)	
Economic Services		(173,809)	(251,848)	(603,093)	
Other Property and Services	2	(1,747,654)	(2,570,973)	(6,928,466)	Review
(Profit) / Loss on Asset Disposal Written Back		0	(60,484)	(181,523)	
Depreciation on Assets Written Back		2,711,835	2,691,136	8,073,767	
Total Operating Expense		(7,231,565)	(9,058,141)	(25,322,619)	
Less Non-Operating Expense					
Land and Buildings	2	(94,135)	(258,269)	(283,269)	Review
Furniture and Equipment		0	(24,580)	(24,580)	
Plant and Machinery	2	(551,276)	(942,151)	(2,274,706)	Review
Infrastructure - Roads	2	(2,934,949)	(5,049,466)	(11,337,843)	Review
Infrastructure - Drainage	2	(99,602)	(661,400)	(1,163,400)	Review
Infrastructure - Pathways		22,137	0	(717,345)	
Infrastructure - Parks	2	(20,082)	(1,066,000)	(1,066,000)	Review
Repayment of Loans (Principal)		(205,594)	(204,959)	(409,917)	
Transfers to Reserves		0	0	(1,753,300)	
Total Non-Operating Expense		(3,883,501)	(8,206,825)	(19,030,360)	
Total Expenses		(11,115,066)	(17,264,966)	(44,352,979)	
Closing Balance for Period (Net Current Assets)		21,684,840	15,160,044	(770,767)	
Amount Raised From Rates		(19,137,697)	(19,104,737)	(19,203,117)	

Notes to the Statement of Financial Activity

1 Statement of Objective

In order to discharge its financial responsibilities to the community, the City has developed a set of operational and financial objectives. The objectives have been established both on an overall basis, reflected by the City's Vision Statement, and for each of its broad activities / programmes.

Our Vision

Our vision is for the City of Armadale to be:

- Strong in opportunity
- Clean, green and prosperous
- A strategic regional centre
- A place combining city living with a beautiful bushland setting
- A place where change is welcomed
- A great place to raise children and grow old with dignity

Council operations, as disclosed in this report, encompass the following service oriented activities / programmes:

General Purpose Funding

This programme includes rates, statutory grants from the Western Australian Local Government Grants Commission and interest on investments from Municipal and Reserve Funds.

Governance

This programme includes the administration and operation of facilities and services to the elected members of Council. It also includes civic receptions, citizenship ceremonies, research, development and preparation of policy documents, strategic planning, annual budgets, annual financial reports, audit fees and the annual report.

Law, Order and Public Safety

This programme includes the administration and operation of volunteer fire services and the state emergency services, together with animal control and community safety.

Health

This programme includes services such as immunisation, health administration, inspections, pest control, noise control and health clinics.

Education and Welfare

This programme includes pre-schools, senior citizen centres, disability services and other community development activities such as seniors, youth and indigenous services.

City of Armadale

Notes to the Statement of Financial Activity (continued)

1 Statement of Objective (continued)

Community Amenities

This programme includes town planning and regional development services, protection of the environment, refuse collection and disposal, provision of public toilets, bus shelters and street furniture.

Recreation and Culture

This is the provision of public buildings, libraries, aquatic centres, community events, cultural activities, museums, indoor and outdoor sporting complexes, parks and gardens, and playgrounds.

Transport

This programme includes the maintenance and construction of roads, drains, pathways, crossovers and traffic calming devices, plus street lighting and cleaning, road signs and parking areas.

Economic Services

This programme covers building control, private swimming pool inspections, tourism and economic development.

Other Property and Services

This programme includes public works oncosts and the purchase and maintenance of engineering plant and equipment.

2 Material Variances Explanation

For the purposes of reporting the material variances, the following indicators, as resolved, have been applied:

Revenues – Material variances will be identified where, for the period being reported, the actual varies to budget by an amount of (+) or (-) \$50,000 and in these instances an explanatory comment will be provided.

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

Before commenting on each of the specific material variances identified for review, an aspect to note common to each variance is that the predominant cause is inaccurate period budget data (i.e. the material variances reported are not of a nature reflecting budget problems / difficulties but rather they are indicative of inaccurate period budgets). The task and process of refining the period budget data is likely to take a further 1 to 2 months to complete.

October 2005 Monthly Financial Report

Notes to the Statement of Financial Activity (continued)

2 Material Variance Explanation (continued)

Revenue

1 General Purpose Funding

- Period actual is **less than budget by \$323,133**, reason being inaccurate period budget data
- The variance is primarily attributable to the line items shown in the following table

Account Description	Period		Annual	
	Actual	Budget	Actual	Budget
Fees – Instalment Payment Arrangements	(101,389)	(42,104)	(101,389)	(126,313)
Interest Earnings – Instalments	(82,254)	(31,584)	(82,254)	(94,735)
Grant – Equalisation Funding	(498,013)	(997,500)	(498,013)	(1,995,000)

2 Education and Welfare

- Period actual is **less than budget by \$98,016**, reason being inaccurate period budget data
- The variance is primarily attributable to the line items shown in the following table:

Account Description	Period		Annual	
	Actual	Budget	Actual	Budget
Grant – Indigenous Support	0	(100,000)	0	(100,000)

3 Community Amenities

- Period actual is **greater than budget by \$735,230**, reason being inaccurate period budget data
- The variance is primarily attributable to the line items shown in the following table:

Account Description	Period		Annual	
	Actual	Budget	Actual	Budget
Sanitation – Collection Service Charges	(3,159,586)	(2,325,562)	(3,159,586)	(3,192,230)
Sanitation – Sales – Salvage Materials	(12,556)	(119,168)	(12,556)	(357,500)

4 Recreation and Culture

- Period actual is **less than budget by \$530,660**, reason being inaccurate period budget data
- Works proposed for Rushton Park have been postponed, consequently much of the revenue will also be delayed
- The variance is primarily attributable to the line items shown in the following table:

City of Armadale

Notes to the Statement of Financial Activity (continued)

2 Material Variance Explanation (continued)

Revenue (continued)

Account Description	Period		Annual	
	Actual	Budget	Actual	Budget
Pool Fees – Programmed Activities	0	(9,132)	0	(27,401)
Pool Fees – Aquatic Centre Admission	(11,127)	(54,764)	(11,127)	(164,302)
Pool Fees – School Usage	(955)	(28,056)	(955)	(84,168)
Pool Sales – Kiosk	(1,742)	(26,676)	(1,742)	(80,032)
Lease – Aquatic Facilities	0	(8,947)	0	(8,947)
Grant – Rushton Park Tennis	0	(213,000)	0	(213,000)
Subsidy – Rushton Park Tennis	0	(27,000)	0	(27,000)
Grant – Vandalism Programme	0	(20,000)	0	(20,000)
Contributions – POS Rushton Park	(2,400)	(100,000)	(2,400)	(100,000)
Parks – Sales – Mulch	0	(10,000)	0	(10,000)

5 Transport

- Period actual is **greater than budget by \$680,483**, reason being inaccurate period budget data
- The variance is primarily attributable to the line items shown in the following table:

Account Description	Period		Annual	
	Actual	Budget	Actual	Budget
Grant – Grants Commission Road Fund	(186,997)	0	(186,997)	(685,000)
Grant – Local Government Road Fund	(261,020)	0	(261,020)	(1,580,000)
Subsidy – Roadworks	(203,320)	0	(203,320)	(853,000)
Subsidy – Drainage	5,301	0	5,301	0
Grant – Local Government Direct Roads	(123,622)	0	(123,622)	0
Grant – State Black Spot	(31,066)	0	(31,066)	(126,666)
Grant – Federal Black Spot	127,602	0	127,602	(128,000)

6 Economic Services

- Period actual is **greater than budget by \$169,989**, primarily due to greater than anticipated levels of building licence activity as shown in the following table:

Account Description	Period		Annual	
	Actual	Budget	Actual	Budget
Licences - Building	(231,832)	(75,336)	(231,832)	(226,008)

October 2005 Monthly Financial Report

Notes to the Statement of Financial Activity (continued)

2 Material Variance Explanation (continued)

Revenue (continued)

7 Proceeds from Disposal of Assets

- Period actual is **less than budget by \$282,206**, reason being that a lesser number of plant items have been replaced at this time than was originally anticipated. It is to be noted that there is a commensurate under expense on plant and machinery purchases for the same reason.

Expense

1 Law, Order and Public Safety

- Period actual is **less than budget by \$123,214**, reason being inaccurate period budget data
- The variance is primarily attributable to the line items shown in the following table:

Account Description	Period		Annual	
	Actual	Budget	Actual	Budget
Projects – Bush Fire Brigades	6,362	33,828	6,362	101,522
Fire Infrastructure Maintenance	2,009	16,564	2,009	49,684
Fire Breaks, Control Burns and Inspection	200	9,192	200	27,756
Salaries – Animal Control	66,001	80,240	66,001	240,716
Facilities – Animal Pound	2,635	19,920	2,635	24,602
Projects – State Emergency Services	5,390	19,464	5,390	58,400

2 Recreation and Culture

- Period actual is **less than budget by \$573,932**, reason being inaccurate period budget data
- The variance is primarily attributable to the line items shown in the following table:

Account Description	Period		Annual	
	Actual	Budget	Actual	Budget
Aquatic Services	116,063	275,827	116,063	689,582
Library Services	459,308	605,480	459,308	1,721,333
Recreation Services	181,228	251,796	181,228	630,883
Events	26,160	103,177	26,160	302,731
Museums	57,493	114,360	57,493	331,286
Halls and Centres	136,120	176,954	136,120	417,162
Parks and Gardens	2,018,309	2,066,188	2,018,309	6,245,933

City of Armadale

Notes to the Statement of Financial Activity (continued)

2 Material Variance Explanation (continued)

Expense (continued)

- 3 Other Property and Services
 - Period actual is **less than budget by \$823,319**, reason being inaccurate period budget data
- 4 Land and Buildings
 - Period actual is **less than budget by \$164,134**, reason being inaccurate period budget data
- 5 Plant and Machinery
 - Period actual is **less than budget by \$390,875**, reason being as explained above under the heading *Proceeds from Disposal of Assets*
- 6 Infrastructure – Roads
 - Period actual is **greater than budget by \$2,114,517**, part reason being the earlier than anticipated pay out to Main Roads WA for the Corfield Street road project of approximately \$1 million
- 7 Infrastructure – Drainage
 - Period actual is **less than budget by \$561,798**, reason being inaccurate period budget data
- 8 Infrastructure – Parks
 - Period actual is **less than budget by \$1,045,918**, reason being inaccurate period budget data as well as the postponement of works associated with the Rushton Park redevelopment

October 2005 Monthly Financial Report

Net Current Asset Position

City of Armadale
Net Current Asset Position
For the period 1 July 2005 to 31 October 2005

	Notes / Tables	31 October 2005 YTD Actual \$	2005-2006 Revised Budget \$	Brought Forward 1 July \$
Current Assets				
Cash - Unrestricted	1	14,472,715	81,340	7,516,902
Cash - Restricted (Provisions)	2	1,612,839	760,960	760,960
Cash - Restricted (Sundry Deposits and Bonds)	3	1,521,474	2,099,230	2,099,230
Cash - Reserves	4	4,042,943	4,478,068	4,042,943
Receivables and Accruals	5	10,239,553	959,673	2,559,764
Inventories	6	100,982	88,994	88,994
		31,990,506	8,468,265	17,068,793
Less Current Liabilities				
Creditors and Accruals	7	(3,128,410)	(1,900,770)	(2,919,201)
Sundry Deposits and Bonds	8	(1,521,474)	(2,099,230)	(2,099,230)
Interest Bearing Liabilities	9	(419,172)	(409,917)	(194,050)
Provisions	10	(1,810,175)	(1,595,421)	(1,695,421)
		(6,879,231)	(6,005,338)	(6,907,902)
Net Current Asset Position (Without Validation)		25,111,275	2,462,927	10,160,891
Additions				
Interest Bearing Liabilities - Budgeted		419,172	409,917	194,050
Sundry Deposits and Bonds - Cash Backed		1,521,474	2,099,230	2,099,230
Provisions - Budgeted		197,336	834,457	834,461
Provisions - Cash Backed		1,612,839	760,960	760,960
Subtractions				
Cash - Reserves		(4,042,943)	(4,478,068)	(4,042,943)
Cash - Restricted (Provisions) - Cash Backed		(1,612,839)	(760,960)	(760,960)
Cash - Restricted (Sundry Deposits and Bonds) - Cash Backed		(1,521,474)	(2,099,230)	(2,099,230)
Net Current Asset Position		21,684,840	(770,767)	7,146,459

City of Armadale

Notes to the Net Current Asset Position

City of Armadale
Notes / Tables to the Net Current Asset Position
For the period 1 July 2005 to 31 October 2005

	Notes / Tables	31 October 2005 YTD Actual \$	2005-2006 Revised Budget \$	Brought Forward 1 July \$
1	Cash - Unrestricted			
	Cash on Hand	6,865	6,340	6,315
	Municipal Account	584,048	75,000	5,680,587
	Dishonoured Cheques	(7,275)	0	0
	Municipal Cash In Investments	13,889,077	0	1,730,000
		14,472,715	81,340	7,416,902
2	Cash - Restricted (Provisions)			
	Annual Leave	861,152	405,408	405,408
	Sick Leave	100,000	45,000	45,000
	Long Service Leave	656,531	310,552	310,552
	Pay Equalisation	(4,844)	0	0
		1,612,839	760,960	760,960
3	Cash - Restricted (Sundry Deposits and Bonds)			
	Contractor Deposits	938,050	810,437	810,437
	Other Deposits	2,882	2,505	2,505
	General Deposits	164,517	163,167	163,167
	Nomination Deposits	0	0	0
	Hall Deposits	46,817	47,016	47,016
	Library Deposits	936	936	936
	Cash in Lieu	0	15,380	15,380
	POS Strategy North	0	71,008	71,008
	Kerb Deposits	374,044	353,244	353,244
	Verge Improvements	0	21,773	21,773
	Drainage Works Contributions	3,211	89,746	89,746
	Rezoning Open Spaces	0	3,131	3,131
	Cash in Lieu of Open Space	0	435,563	435,563
	Engineering Deposits	(8,983)	85,324	85,324
		1,521,474	2,099,230	2,099,230
4	Cash - Reserves			
	Reserve Account	35,842	4,478,068	3,823,419
	Reserve Cash in Investments	4,007,101	0	219,523
		4,042,943	4,478,068	4,042,942

October 2005 Monthly Financial Report

Notes to the Net Current Asset Position (continued)

City of Armadale
Notes / Tables to the Net Current Asset Position
For the period 1 July 2005 to 31 October 2005

	Notes / Tables	31 October 2005 YTD Actual \$	2005-2006 Revised Budget \$	Brought Forward 1 July \$
5	Receivables and Accruals			
	Deposits and Prepayments	12,991	300,000	429,043
	Debtors - Rates	7,963,350	0	(117,064)
	Debtors - Pensioner Deferred	0	0	0
	Debtors - Sanitation (Rates)	249,521	30,000	36,147
	Debtors - Swimming Pool Inspection Levy	4,489	500	517
	Debtors - Instalment Fees and Charges	182,391	3,000	3,418
	Debtors - ESL	239,357	25,000	27,319
	Debtors - ESL Interest	467	0	0
	Debtors - ESL Claimed	0	0	0
	Debtors - General	675,271	529,673	2,106,942
	Debtors - Employees	506	2,000	2,646
	Debtors - Libraries	12,496	7,000	7,640
	Debtors - Rangers	88,962	82,000	82,413
	Loans - Clubs and Institutions	0	0	1,036
	Debtors - Fire	8,512	9,000	9,249
	Debtors - Animals	71,573	66,000	66,581
	Debtors - Parking	19,746	18,000	18,213
	Debtors - Litter	7,192	7,000	7,943
	Debtors - Off Road Vehicles	148	500	98
	Debtors - Health	200	0	0
	Doubtful Debts	(122,378)	(120,000)	(122,378)
	GST Paid by Council	0	0	1
	Rebate Granted - ESL	71,876	0	0
	Pensioner Rebates	752,883	0	0
		10,239,553	959,673	2,559,764
6	Inventories			
	Stock on Hand	100,982	88,994	88,994
		100,982	88,994	88,994
7	Creditors and Accruals			
	Trade Creditors	(2,219,366)	(1,104,770)	(2,097,763)
	Cheque Writing Control	(663,152)	0	(4,177)
	Cheque Reversal	(150)	0	0
	Uninvoiced Control - Creditors	(47,048)	0	0
	GST Paid by Council	125,372	100,000	114,151
	Uninvoiced Control - GST	4,118	0	0
	Expenses - Accruals	44,691	(370,000)	(371,070)
	Salaries and Wages - Accruals	0	(470,000)	(474,965)
	Loan Interest - Accruals	(11,282)	(11,000)	(11,221)
	General Revenue in Advance	1,811	(35,000)	(38,914)
	Emergency Services Levy - Raised	(5,795,050)	(579,000)	(3,480,272)
	Emergency Services Levy - Interest	(6,240)	(10,000)	(4,224)
	Emergency Services Levy - Remitted	5,475,683	579,000	3,445,770
	Payroll - RDOs	(37,797)	0	3,484
		(3,128,410)	(1,900,770)	(2,919,201)

City of Armadale

Notes to the Net Current Asset Position (continued)

City of Armadale
Notes / Tables to the Net Current Asset Position
For the period 1 July 2005 to 31 October 2005

	Notes / Tables	31 October 2005 YTD Actual \$	2005-2006 Revised Budget \$	Brought Forward 1 July \$
8	Sundry Deposits and Bonds			
	Contractor Deposits	(938,050)	(810,437)	(810,437)
	Other Deposits	(2,882)	(2,505)	(2,505)
	General Deposits	(164,517)	(163,167)	(163,167)
	Nomination Deposits	0	0	0
	Hall Deposits	(46,817)	(47,016)	(47,016)
	Library Deposits	(936)	(936)	(936)
	Cash in Lieu	0	(15,380)	(15,380)
	POS Strategy North	0	(71,008)	(71,008)
	Kerb Deposits	(374,044)	(353,244)	(353,244)
	Verge Improvements	0	(21,773)	(21,773)
	Drainage Works Contributions	(3,211)	(89,746)	(89,746)
	Rezoning Open Spaces	0	(3,131)	(3,131)
	Cash in Lieu of Open Space	0	(435,563)	(435,563)
	Engineering Deposits	8,983	(85,324)	(85,324)
		(1,521,474)	(2,099,230)	(2,099,230)
9	Interest Bearing Liabilities			
	Loan 268 - Pries Park Pavilion	(7,965)	(7,500)	(7,429)
	Loan 271 - Recreation Centre	(25,858)	(25,000)	(24,404)
	Loan 276 - Gwynne Park Extension	(9,854)	(9,500)	(9,290)
	Loan 279 - Old Administration Upgrade		0	(45,652)
	Loan 280 - Forrestdale Land	(99,949)	(16,400)	(12,288)
	Loan 281 - Golf Course Plan	(130,000)	(130,000)	0
	Loan 282 - Corporate System	(100,791)	(95,000)	(94,987)
	Loan 283 - ARA Works (1)	0	(13,000)	0
	Loan 284 - Rushton Park Redevelopment	0	(16,750)	0
	Loan 285 - Temporary Administration	(37,104)	(80,050)	0
	Loan 286 - Kelmscott Library Relocation	(7,651)	(6,967)	0
	Loan 287 - Civil Works	0	(9,750)	0
		(419,172)	(409,917)	(194,050)
10	Provisions			
	Annual Leave	(961,152)	(900,907)	(900,907)
	Sick Leave	(100,000)	(100,000)	(100,000)
	Long Service Leave	(753,867)	(594,514)	(694,514)
	Pay Equalisation	4,844	0	0
		(1,810,175)	(1,595,421)	(1,695,421)



Local Government Advisory Board

ISSUES PAPER:

**LOCAL GOVERNMENT STRUCTURAL AND ELECTORAL REFORM IN WA
ENSURING THE FUTURE SUSTAINABILITY OF COMMUNITIES**

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LOCAL GOVERNMENT STRUCTURAL AND ELECTORAL REFORM IN WA

ENSURING THE FUTURE SUSTAINABILITY OF COMMUNITIES

OVERVIEW

A review of structural and electoral reform was announced on 5 October 2005 by the Minister for Local Government and Regional Development, Hon John Bowler MLA. Terms of reference were provided to the Local Government Advisory Board, with a requirement for public consultation. The Board has been given a due date of 10 February 2006 to report to the Minister.

Participation is important for you and your community

It is important that people, communities and local governments participate in this review. The review will make potentially far-reaching recommendations to the Minister for Local Government and Regional Development that could:

- Fundamentally affect the structure and operations of local governments in WA
- Enhance the sustainability of WA communities
- Fundamentally change the way in which WA councils are elected.

Participation is easy

It is easy to participate in this review. Local governments and members of the community can:

- Read and respond to this issues paper, by making a written or electronic submission to the Board
- Address and/or attend public hearings around the State
- Pass their views onto their elected council representatives.

The questions posed in this paper have been drafted to assist the submission process. Respondents should feel free to respond to as many questions as they wish, as well as provide other comments, for the questions are not necessarily exhaustive.

Submissions

Submissions should be sent to:

Review Coordinator
LOCAL GOVERNMENT STRUCTURAL AND ELECTORAL REFORM
GPO Box R1250
Perth WA 6844

or reform@dlord.wa.gov.au

**Public submissions and responses to this issues paper are required by
23 December 2005**

ISSUES PAPER LOCAL GOVERNMENT STRUCTURAL AND ELECTORAL REFORM IN WA
ENSURING THE FUTURE SUSTAINABILITY OF COMMUNITIES

1. STRUCTURAL REFORM

The Minister for Local Government and Regional Development requires the Board's report to address the following issues (*italicised dot points*) and provide recommendations:

The need for structural reform

- *The objectives and need for structural reform and an assessment of how structural reform can enhance the future economic, environmental and social sustainability of Western Australian communities.*

Do we have a system of local government across the state suited to the demands and challenges of the 21st century?

Local government affects many areas of public life. The 142 councils in the State have over 1300 elected members, employ more than 12,500 people and spend nearly \$2 billion in delivering services to the community. Local government is, or at least should be, important to people.

Many local governments were first established in the horse and buggy days of the late 19th and early 20th century, and their boundaries have changed very little despite wide ranging economic, social and technological changes. There is a need to review the structure, to ensure the system is robust and sustainable, and can meet the challenges of the future. A key question the community needs to be asking is where does it want local government to be in 20 years.

There are intensifying financial pressures, as many councils struggle with the combination of increased functions and community expectations, as well as deteriorating assets and restricted revenue bases. Local governments have limited capacity to fund asset maintenance and replacement, and can spend less than required on road maintenance and other community infrastructure. There are significant gaps in the services and infrastructure that are required and demanded by the community and what can be provided at the local level. There is often a focus by councils on day-to-day service and operational issues at the expense of strategic visions. Many councils have problems getting elected members: in 2005, 42% (301) of local government vacancies only had one candidate, while a further 10 had no candidates at all.

Due to the current structure, local governments are not always best placed to respond to issues that extend beyond their boundaries, and overlap with other local governments and levels of government, for example some environmental issues and provision of services to indigenous people. Consequently they can miss out on attracting funding from other governments, such as Commonwealth natural resource management funding. There may be scope for more 'joined-up' whole of government approaches with stronger linkages between government activities, such as in health and education.

The sustainability of local government is a paramount concern. The 2003 State Sustainability Strategy defines it as: "meeting the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity". In the local government context, this could be interpreted to mean a system of local government that is economically viable and strategically managed for future generations, a system that improves social inclusiveness and strengthens community capacity, and a system that is better equipped to improve environmental quality through high standards of environmental management. Social advancement, for example, could include a more coordinated and strategic servicing of indigenous communities.

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Local government's role has long gone beyond the traditional 'roads, rates and rubbish', and routinely includes providing services such as libraries and swimming pools, as well as regulatory and development activities such as animal control and planning. Some councils have branched out to new areas of involvement, including security patrols and an extensive range of community support programmes. What might local governments logically do in the future?

The role of local government is an important consideration, for there is an adage that 'form follows function', and the future form that local government will take should reflect its desired role. There is also scope for local government units to relate more to natural environmental boundaries, such as catchment areas, and contemporary communities of interest based on modern forms of transport.

Some benefits expected to be generated by structural reform would include:

- Cost savings through reduced duplication
- Service improvements through better resourced and organised services
- Improved organisational cultures through resourcing of a more professional organisation
- Better planning and environmental management through more specialised staff being available and coordination of community services
- Increased political influence through having an enhanced local voice.

Some questions:

1. *Where should local government be aiming to be in 20 or 50 years time?*
2. *Is there a need for structural reform of local government in WA?*
3. *Is the current structure appropriate for economic, environment and social sustainability?*
4. *What should the objective of structural reform be?*
5. *Should enhancing the economic, environment and social sustainability of communities be the objective? How might this be achieved?*
6. *Should there be a greater connectedness between the structure of local government and the structures for delivering other government services?*

Some possible approaches

- *Identification of approaches that can be adopted by councils in achieving structural reform, ranging from local government amalgamation through to resource sharing.*

The diversity of the state virtually ensures that no single reform model will be applicable to all communities; there is no 'one size fits all' solution. A range of models will need to be considered. These include but are not limited to the following, some of which are already being applied in local government across WA:

- Amalgamation of small local governments into larger local governments and/or other boundary rationalisation to address anomalies in community boundaries.
- Resource sharing, where councils cooperate in utilisation of staff and plant.
- Regional Councils (incorporated under the Local Government Act) to perform functions and deliver regional services for greater efficiency and effectiveness.

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- Regional organisations of councils to address issues that benefit from a common or joint regional approach.
- Other cooperative arrangements, involving joint boards, agency arrangements, and alliances. For example, some councils are exploring the potential for a shared service agreement for 'backend' processing. This would use technology in a centrally located hub to provide finance, human resources and other corporate service functions to participating councils. This is similar to the Comparative Advantage service delivery model being developed by the Wheatbelt Development Commission.
- Building capacity within existing organisations.

Some models may be applicable to the metropolitan area, some to the wheatbelt or south west, and others elsewhere around the state. A council may find a mix of approaches will work best for a range of services.

Past experience has shown that while cooperative arrangements can often work well, sometimes participants may refuse to cooperate in a meaningful way and the cooperation falters. Many of the above models depend on goodwill and spirit of cooperation among council leaders, and this can be a limitation on how effective they can be as models of reform for the short or longer term.

Some questions:

7. *Is there a need for larger, stronger local government entities? With bigger populations and larger budgets to deliver more and better services?*
8. *Should the role of regional councils be increased?*
9. *Is resource sharing of senior staff, such as Chief Executive Officers, feasible and desirable?*
10. *Is a model which sees centralisation of corporate service or other functions into 'hub' local governments worth considering further?*
11. *How formal and contractual do cooperative arrangements need to be?*
12. *Are there any other approaches to structural reform that should be considered?*

Constraints to reform

- *Identification of impediments to structural reform including but not limited to legislation impediments and options to overcome these impediments, which should include but not be limited to legislative changes and provision of financial and non-financial support by the State Government.*

There has been mixed progress in structural reform in local government in recent decades. There has been very limited local government boundary changes in WA in the last 20 or 30 years. Notable changes include the split of the City of Perth in 1994 and the amalgamation of the Town and Shire of Albany in 1998. Other forms of structural reform, such as regional arrangements and resource sharing, have grown in significance.

It could be said that WA does not have the best possible local government structure to cope with the demands and challenges of the 21st century. There is a range of impediments to structural reform occurring more broadly. These include political, economic and organisational impediments.

Traditionally State Governments have been unwilling to force structural changes on local government. The vested interests of some stakeholders have resulted in opposition to change. Opponents cite reasons such as loss of identity and autonomy, loss of grant income, loss of jobs (both to the community and in a personal sense), and the negative

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impact on the smaller country towns. Some of these reasons might be addressed through more responsive forms of structural reform.

The *Local Government Act 1995* (Schedule 2.1) specifies the process by which boundary changes can occur. This includes a list of prescribed factors to which the Advisory Board is to have regard:

- Community of interest
- Physical and topographic features
- Demographic trends
- Economic factors
- The history of the area
- Transport and communication
- Matters affecting the viability of local governments
- The effective delivery of local government services

While there is a requirement for these issues to be considered, the poll provision in the Act effectively enables a relatively small number of electors in one affected local government to defeat a broad proposal that could involve a number of districts with tens of thousands of residents. Historically, this provision has impeded boundary changes, and could be argued to be not in the interests of the wider community.

Some questions:

13. *Is the approach of 'no forced amalgamations' an impediment to structural reform?*
14. *Should the legislation be changed to make boundary changes easier, particularly when a majority of affected electors support a proposal?*
15. *Are financial incentives for local government structural reform required, what form should they take and what would be the benefit of providing these?*

Amalgamation of local governments

- *The identification of local governments where amalgamations may be the most effective and efficient method of achieving future economic, environmental and social sustainability.*

The Board is charged with identifying specific local governments where amalgamation may be the most appropriate way forward. While the Board will investigate these during the review, comments are invited from respondents. Amalgamation may be the solution for some of the small local governments, which have populations of say a 1000 or less, or revenues less than \$2 or \$3 million. Smaller local governments may be strong in social capital but lack the financial capital to be sustainable.

But it is not just about size. There may be other parts of the state, such as in parts of metropolitan Perth or around some of the regional centres, where the number of local government entities is not conducive to the efficient governance and sustainable development of the greater region. The Board will have to consider whether this level of duplication is sustainable.

Some questions:

16. *Which specific local governments should be considering amalgamations?*
17. *Why these local governments?*
18. *Are there specific local governments for which amalgamation is just not an appropriate option? Why?*

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Other forms of structural reform for local governments

- *The identification of local governments where the issues of future economic, social and environmental sustainability are more appropriately addressed by approaches other than amalgamations. In particular, the issue of future sustainability of rural and remote communities should be recognised, as well as the increased costs of governance and coordination of services.*

Amalgamation is not a universal panacea to the challenges of local government. In the pastoral and mining areas of the state the tyranny of distance may preclude such a solution. Elsewhere, there may be strong community of interest reasons for not pursuing amalgamations. The Board will have to consider how some of the alternatives to amalgamations, such as resource sharing and regional arrangements, might be applied in all regions of the State.

Some questions:

19. *Which specific local governments would benefit from some form of structural reform other than amalgamations?*
20. *Why these local governments?*
21. *What would be the benefits?*

Procedures and processes

- *The procedures and processes (legislative or otherwise) which need to be adopted to facilitate the implementation of the above changes.*

Some of the initiatives to facilitate implementation that the Board might consider and recommend on include

- Provision of financial incentives for reform
- The legislative process for creating new units of local government
- Legislative changes to local government boundaries
- Financial modelling of new units of local government
- Transitional arrangements for new units of local government, including appointment of Commissioners, election of councillors, appointment of senior staff, time frames and target dates
- The frequency of review of boundaries and the progress of structural reform.

Some questions:

22. *Are the current procedures and process, as provided for in the Local Government Act 1995, sufficient for the implementation of structural reform?*
23. *What further or alternative processes and procedures are needed?*

Other issues

- *Any other issues that the Board may consider are relevant to structural reform, ranging from amalgamations through to resource sharing.*

As the review progresses the Board is likely to consider a range of other relevant issues which arise which are not specifically mentioned in the terms of reference. This would

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include other issues identified by review participants. Participants are free to raise such issues and bring them to the Board’s attention.

2. ELECTORAL REFORM

While the electoral provisions of the Local Government Act largely date to 1995 (and from previous versions of the Act), there are a number of areas that warrant consideration, particularly in the context of declining voter turnout and an increase in the number of uncontested and unfilled positions on councils throughout the State. The Board has been asked to report and provide recommendations on:

Eligibility to vote

- *Recommendations should address whether non-residents should be able to vote, or whether eligibility should be restricted to those on the State Electoral roll, and whether people based on the number of properties they own be entitled to more than one vote per ward.*

The local government electoral roll arrangements are different to State and Commonwealth elections. Currently, as well as the universal franchise for all enrolled adult residents in an area (consistent with the State and Commonwealth), local government must maintain a separate roll for non resident owners and occupiers. Property owners also get additional votes for each additional property they own in a local government area. Non-resident occupiers, where they live outside the council electorate, also have a right to vote, providing they meet the enrolment requirements. These arrangements do not exist for State and Commonwealth elections.

Some questions:

24. *Should eligibility be restricted to those on the State Electoral roll?*
25. *Should non-residents be able to vote, just because they own or occupy land or a business in the local government area?*
26. *Should people be entitled to more than one vote per ward, based on the number of properties they own?*

Voting

- *Recommendations should consider the case for retaining the current system of voluntary voting.*

Currently the local government voluntary voting provision contrasts with the compulsory voting requirement at State and Commonwealth elections. Voting at local government elections is compulsory for residential voters in New South Wales, Victoria and Queensland. A range of arguments for the merits of voluntary or compulsory system could be presented, relating to legitimacy and accountability of local government, costs and so on.

Some questions:

27. *Should voting remain voluntary? If yes, why?*
28. *Should voting at local government elections be compulsory? If yes, why?*

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Type of election

- *Recommendations should address whether all local government elections should use the in-person or the postal method, or whether to allow each local government to choose the election method.*

Currently councils have an option to choose between in-person elections on the first Saturday in May, or a complete postal election. As a result, a number of councils are using either option. Experience to date has generally shown voter turnout to be higher in postal elections. While postal voting may have additional convenience, it can also result in additional costs for the local government.

Some questions:

29. *Should all local government elections be conducted in the same manner, i.e. on the in-person basis, or should postal voting be universally used?*
30. *Should local governments continue to have choice between the two systems?*

Voting system

- *Recommendations should address whether the current system of 'first past the post' voting should be maintained, or whether preferential or proportional representation should be introduced.*

The voting system for local government elections was changed from preferential voting to first past the post voting in the *Local Government Act 1995*. The other system that had been under consideration was proportional representation, which is used to elect Western Australia's Legislative Council. In the 'first past the post' system, the candidate with the most number of votes wins the election. This is in contrast with the preferential voting systems used in the State and Federal lower houses. Proportional representation systems are another alternative (there are a number of PR systems in place). These are used in Western Australia's Legislative Council and the Federal Senate, as well as for some local government elections in other states.

Some questions:

31. *Should the current system of 'first past the post' voting be maintained?*
32. *Should a preferential voting system be introduced?*
33. *Should a proportional representation voting system be introduced?*

Election of Mayor or President

- *Recommendations should address whether the current discretionary system of election of the Mayor or President should remain, or whether one uniform system be adopted.*

There are currently in use two different systems for the election of Mayors and Presidents. The Act has recently been amended so that if a council wishes to change the method of electing the Mayor or President from a vote of electors to a vote of councillors, it will be required to consult with electors and carry out a binding referendum on the matter. There have been concerns with the relationship between a directly elected Mayor/President and the remaining members of council. There have been a number of councils where relationships have broken down which has then affected the functioning of the council to varying degrees. There are a number of advantages and disadvantages associated with either method.

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Some questions:

34. *Should there be one system for electing the Mayor or President, or should the current system remain?*
35. *What steps could be taken to minimise the potential conflict that sometimes arises between popularly elected Mayors/Presidents and fellow councillors?*

Frequency of ordinary elections

- *Recommendations should address whether the current four-year term is appropriate and, if not, what changes should be made, or whether an all-in/all-out system should be adopted.*

Currently local government elections are held every two years, with approximately half of the council retiring at each election. This system is thought to provide some degree of stability and maintain a level of experience on councils.

Some questions:

36. *Should the term for elected members be retained at four years?*
37. *Should all of the terms of elected members commence at end at the same time, i.e. an all-in/all-out system?*

Conduct of elections

- *Recommendations should address whether the current methods of conducting elections should be changed.*

Currently a local government may conduct its own voting in person elections with the Chief Executive Officer as Returning Officer. There may be scope for Returning Officers to be independent of the local government for which they are conducting the election to help avoid inappropriate influence. Currently a local government may appoint another person as Returning Officer, subject to the approval of the Electoral Commissioner.

Some questions:

38. *Should council Chief Executive Officers still be empowered to conduct elections?*
39. *Should Chief Executive Officers be empowered to conduct elections for other local governments?*
40. *Should the Electoral Commissioner conduct all elections?*
41. *Should other bodies and private businesses be empowered to conduct elections?*

SUBMISSIONS

Submissions should be sent to: Review Coordinator
Local Government Structural and Electoral Reform
Local Government Advisory Board
GPO Box R1250
Perth WA 6844

or reform@dlord.wa.gov.au

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Public submissions and responses to this issues paper are required by 23 December 2005.



DRAFT

**WALGA Response to the
Local Government Advisory Board
Structural Reform Terms of Reference**

November, 2005

Overview

On Tuesday, October 4, 2005 the Minister for Local Government and Regional Development announced that the Local Government Advisory Board would be carrying out a study on structural and electoral reform in local government. The terms of reference covered the following issues;

1. Structural Reform

- The objectives and need for structural reform
- how structural reform can enhance the future economic, environmental and social sustainability
- Identification of approaches that can be adopted by councils in achieving structural reform
- Identification of impediments to structural reform
- identification of local governments where amalgamations may be the most effective and efficient method of achieving sustainability.
- identification of local governments where the sustainability issues are more appropriately addressed by approaches other than amalgamations.
- procedures and processes necessary to achieve these changes.
- Any other issues that the Board may consider are relevant to structural reform,

2. Electoral Reforms

- Eligibility to vote
- Voting – compulsory or voluntary
- Type of election - in-person or the postal method and the case for uniformity
- Voting system - first past the post, preferential or proportional
- Election of Mayor or President whether one uniform system should be adopted.
- Frequency of ordinary elections
- Conduct of elections

The Association has dealt with the Electoral Terms of Reference by way of a member survey and is currently in the process of analyzing responses to frame the collective Local Government response.

In relation to the Structural Reform Terms of Reference, the Association feels strongly that the LGAB reference is premature and should be preceded by a more substantial investigation into the Systemic Sustainability of Local Government, from which a more targeted and appropriate reference could be developed for the LGAB. It may also identify other investigative references or actions which need to be addressed by State and Federal Government Departments and agencies to enhance the sustainability of Local Government.

Only with this legitimate research base can valid actions be taken by the three spheres of government in addressing the structural reform of Local Government.

WALGA Response

The Association proposes to respond to the specific terms of reference in the following terms.

1. The objectives and need for structural reform and an assessment of how structural reform can enhance the future economic, environmental and social sustainability of Western Australian communities.

The objectives and need for structural reform relate directly to the vision that the State Government has for the sector. The vision sets the context in which the need for reform can be assessed. The absence of a State vision for the sector makes it virtually impossible for Local Government to respond to this term of reference because it is not apparent what type of institution the State Government expects Local Government to be.

WALGA has defined its vision for the sector in the following terms ;

“Local Governments in Western Australia will be built on good governance, autonomy, local leadership, democracy, community engagement and diversity.

Local Governments will also have the capacity to provide economically, socially and environmentally sustainable services and infrastructure that meet the needs of their communities.”

In the context of this vision, structural reform would demand a number of actions from both State and Local Governments.

In terms of the first part of the statement, which is largely about the processes of Local Government, structural reform is a relatively short term challenge and might entail;

- **Good Governance** : Establishment of good governance principles enshrined in a Good Governance Charter either enshrined in regulation or entrenched in council policy.
- **Autonomy** : Willingness by the State to allow Local Government to exercise its general competence powers more fully, without the level of parental interference that has been evident to date. The State should reinforce the accountability of Local Government to its electoral base, rather than impose policy direction from above, (e.g, Augusta-Margaret River’s absentee rating policy).
- **Local Leadership** : The challenge for Local Government to take up greater autonomy will require an enhanced quality of local leadership, which demands an investment in capacity building at the local level. Councils must invest in the training and professional development of their elected members and staff. Whilst it should not be compulsory for elected members, as a qualification for office, to undergo training, it should be mandatory for Local Governments to allocate adequate funding for elected members to take up reasonable training and

development opportunities that arise in any given year. The State Government should also recognize its responsibility to invest in fostering the development of best practice in Local Government.

- **Democracy** : The counter balance to freeing up the local leadership to exercise enhanced decision making autonomy is to ensure a robust democratic process underpins that decision making. The electoral reform aspects of the Board’s terms of reference go to addressing the robustness of the democratic process and should aim to ensure that the best candidates are elected with most extensive community support possible. Whilst the Association has submitted separately on the electoral reform terms of reference, it should be noted that the democratic process is one of the most important components underpinning Local Government’s legitimacy as a sphere of government. Suffice to say at this point, that any disparity between the basic democratic processes which elect Local Government and those which elect State and Federal Governments serve only to diminish Local Government as legitimate forms of government in the eyes of the electorate.
- **Community Engagement** : An important part of the decision making process must be the participation of the community - other than through the ballot box – in informing the recommendations that councils consider and the ultimate decisions they make. Therefore, requiring the adoption of a policy of community by Local Governments which defines the different levels of engagement the community can expect in the various aspects of a Local Governments decision making, together with an explanation of the processes to be used would seem appropriate.
- **Diversity** : Ensuring that a “one size fits all” approach is avoided and regard is given to the specific needs of each community and the type of local governance that is appropriate for that community is developed.

The second statement in the WALGA vision is a far more complex, longer term, challenge which seeks to debate the adequacy of Local Government resources and practices in a catchment context. Structural reform in this setting requires a significant leadership effort by both State and Local Government and it demands substantial State resourcing. The delivery of structural reform to address this statement could entail;

- **Catchment Identification** : What are the modern day relationships that exist in our environments, our communities and our economies ? Substantial research needs to be done to identify contemporary social communities of interest, environmental catchments and economic clusters to help define the Local Government arrangements that would best facilitate sustainable service delivery.
- **Infrastructure Asset Inventory** : A statewide inventory of all Local Government infrastructure assets needs to be compiled to establish the value of those assets, their level of depreciation, their replacement timing and the cost of maintenance and renewal. Community wide debate is then needed on community expectations

of infrastructure asset standards, how community infrastructure assets will be renewed and the capacity building required in Local Government to adequately manage infrastructure assets.

- **Economic Analysis :** An examination of the economic capacity of the existing Local Government structure to fund the service and infrastructure obligations it currently has and to recommend how any deficit might be addressed.

In our view, it is only after this substantial research effort that both the State and Local Governments will achieve the state of awareness necessary to enable real and meaningful negotiations to develop a truly sustainable system of Local Government for Western Australia.

2. Identification of approaches that can be adopted by councils in achieving structural reform, ranging from local government amalgamation through to resource sharing.

It is important to recognize that the Association has given an expansive interpretation to the term ‘structural reform’ in all of its work on the topic to date. It is seen as encapsulating not only boundary changes and/or amalgamation of Local Governments, but also the full range of possibilities around concepts like resource sharing, cooperation, joint ventures, alliances and the like.

It also encompasses the legislative, regulatory and institutional frameworks that Local Governments operate within, meaning that issues such as competitive tendering, intergovernmental financial transfers, cost and responsibility shifts and the nature of the relationships between Local Government and the other spheres of government should be explored as part of any reform agenda

An extensive range of these alternative approaches to structural reform have already been put before the sector on two occasions. Firstly in November 2004 the Association hosted a “Regional Cooperation and Structural Reform Forum” at the Burswood Convention Centre which included keynote speaker former Victorian Premier Jeff Kennett discussing amalgamations and Professor Brian Dollery from the University of New England showcasing a range of cooperative models for enhanced resource sharing and better decision making. A second forum was held in Geraldton by the Association’s Northern Country Zone, addressing similar subject matter in a regional context. (Relevant papers for both forums are included with this submission.)

3. Identification of impediments to structural reform including but not limited to legislation impediments and options to overcome these impediments, which should include but not be limited to legislative changes and provision of financial and non financial support by the State Government.

As stated above, the Association believes that one of the biggest impediments to any meaningful structural reform in WA is the absence of any stated vision for the sector by the State Government. This creates a void in Local Government’s understanding of what

drives the State Government’s relationship with Local Government and what is expected of the sector in terms of it’s role in the greater State framework of governing the people and managing the resources of WA.

4. The identification of local governments where amalgamations may be the most effective and efficient method of achieving future economic, environmental and social sustainability.

It is impossible, and indeed inappropriate, to consider this Term of Reference in the absence of the research referred to and defined in response to Term of Reference No.1.

5. The identification of local governments where the issues of future economic, social and environmental sustainability are more appropriately addressed by approaches other than amalgamations. In particular, the issue of future sustainability of rural and remote communities should be recognised, as well as the increased costs of governance and coordination of services.

It is impossible, and indeed inappropriate, to consider this Term of Reference in the absence of the research referred to and defined in response to Term of Reference No.1.

6. The procedures and processes (legislative or otherwise) which need to be adopted to facilitate the implementation of the above changes.

It is impossible, and indeed inappropriate, to consider this Term of Reference in the absence of the research referred to and defined in response to Term of Reference No.1.

7. Any other issues that the Board may consider are relevant to structural reform, ranging from amalgamations through to resource sharing.

The Association strongly urges the Local Government Advisory Board to acknowledge the limited capacity and resources that it has to respond appropriately to the complex issues associated with structural reform and ensuring the future sustainability of communities in Western Australia, and to include the following recommendations in it’s report to the Minister;

1. That the State Government adopt the WALGA vision for the Local Government sector.
2. That the State Government and WALGA, under the auspices of the State / Local Government Council, commission an independent inquiry into the systemic sustainability of Local Government in Western Australia.
3. That the proposed inquiry be adequately resourced and enabled to;
 - conduct the necessary Economic Analysis,
 - compile an Infrastructure Asset Inventory, and
 - research and identify relevant Catchments.

2005/2006 STRATEGIC PERFORMANCE OBJECTIVES

In addition to meeting all statutory and contractual requirements, the CEO's performance will be evaluated on the following:-

OBJECTIVE 1 : CONTRIBUTION TO COUNCIL AND COMMITTEE EFFECTIVENESS

Outcome	Comments
1.1 High level advice and support is provided to assist with policy development.	
1.2 Council and Committee meetings are appropriately resourced and supported.	
1.3 The organisation effectively implements Council's policies, programs.	
1.4 The Strategic Plan forms the basis of all the City's activities.	
1.5 Councillors are provided with advice and support in the development of their role and capabilities as elected members	<p><i>One measure of this will be the CEO's selective attendance and involvement in key reports/issues considered by Councils "other" 3 main committees</i></p>

OBJECTIVE 2 : FINANCIAL AND STATUTORY MANAGEMENT

Outcome	Comments
2.1 Councillors are provided with appropriate support and assistance to understand the City's financial program and reporting.	
2.2 Financial Forecasting is strategic in nature and assists in the Council planning process.	
2.3 The City's Budget is prepared, issued and monitored in accordance with Council needs and Statutory requirements.	
2.4 The City's adoption of Strategic Borrowing guidelines and preparation of an associated forward plan.	
2.5 The development of strategic asset management guidelines with particular emphasis on the City's land and property asset.	<p>One measure of this would be the adoption of a rationale for:</p> <ul style="list-style-type: none"> (i) Disposal of Council land / buildings (ii) Acquisition of land / buildings

OBJECTIVE 3 : ENGAGING THE COMMUNITY

Outcome	Comments
3.1 The City engages in effective dialogue with residents, visitors and stakeholders.	<p>One measure of this will be the effectiveness of the City's relationship with the media. Another measure of this will be the updating of publications such as "Armadale Alive" and review of the City's website.</p>
3.2 Positive relationships are proactively developed with the community.	<p>One measure of this will be maintaining the City's excellent events programme and relationships with groups and agencies in the community.</p>

OBJECTIVE 4 : COMMUNICATIONS AND MARKETING

Outcome	Comments
4.1 The City's PR and Marketing support services are effectively used to keep the community informed of services, events and achievements.	
4.2 The City is effectively promoted to broader audiences, i.e. authorities, corporations, State Government.	

OBJECTIVE 5 : CHANGE MANAGEMENT

Outcome	Comments
5.1 The organisation reflects a culture of empowerment, proactive thinking and service excellence.	
5.2 Employees are rewarded for innovation and best practice.	<i>May be tangible rewards (salary, conditions) but could include non-tangible rewards i.e. sense of appreciation, celebration etc..</i>

OBJECTIVE 6 : ECONOMIC DEVELOPMENT

Outcome	Comments
6.1 In partnership with the Mayor, and under the guidance of Council, the CEO proactively works to encourage business investment in the City.	