



**ORDINARY MEETING OF COUNCIL
16 October 2006**

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CITY OF ARMADALE

MINUTES

OF ORDINARY MEETING OF THE ARMADALE CITY COUNCIL HELD IN THE COUNCIL CHAMBERS, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 16 OCTOBER 2006 COMMENCING AT 7.00 PM

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Mayor, Cr Reynolds, declared the meeting open at 7.00 pm.

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

PRESENT:

Mayor, Cr L Reynolds AM JP presided over	Heron Ward
Deputy Mayor, Cr J H Munn JP CMC	Minnawarra Ward
Cr J Knezevich	Minnawarra Ward
Cr C J MacDonald	Lake Ward
Cr A L Cominelli JP	Lake Ward
Cr R J Tizard	Neerigen Ward
Cr G A Best	Neerigen Ward
Cr H A Zelones JP	River Ward
Cr R Butterfield	River Ward
Cr P J Hart	Jarrahdale Ward
Cr L Scidone	Jarrahdale Ward
Cr J Everts	Palomino Ward
Cr G T Wallace	Palomino Ward
Cr J A Stewart	Heron Ward

IN ATTENDANCE:

Mr R S Tame	Chief Executive Officer
Mr A F Maxwell	Executive Director Corporate Services
Mr I MacRae	Executive Director Development Services
Mr A Bruce	Executive Director Technical Services
Mr C Askew	Executive Director Community Services
Mrs C Halsall	Public Relations Coordinator
Mrs S D'Souza	CEO's Executive Assistant

Public: 12
Press: 2

LEAVE OF ABSENCE:

Nil

APOLOGIES:

Nil

3

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

Mr M Huff – 240 Croyden Road, Roleystone

The following questions were taken on notice at Council's meeting on 3 October 2006 and a response forwarded in a letter by the Executive Director Development Services, dated 10 October 2006.

Q-1 Do you realise this issue is of such concern to FESA in respect of the Araluen Botanic Park that the WAPC is contemplating purchasing land for an emergency exit for park visitors and Croyden Road residents through the park to Irymple Road and Brookton Highway?

A-1 The WAPC has written to the City seeking the City's in principle support to a proposed emergency road exit from Araluen Park to Irymple Road. It is proposed that an emergency exit be provided not for mainstream vehicular movement, but with an exit function only during busy times to assist with internal traffic control and management and relieve pressure and congestion from Croyden Road to the south. To achieve this proposal the WAPC would need to purchase land north of the current Araluen Botanic Park. Council's position on this matter will be considered at its meeting on 16th October 2006.

Q-2 Did you know that last October 2005, with summer approaching and due to two major bushfires during the previous summer, one in Karragullen and one in the portion of the Upper Canning Valley where Lot 62 is situated, that as a concerned ratepayer I wrote a letter to the City of Armadale CEO on this very subject?

Do you know this letter has also been included as an appendix in my submission to Council concerning the rezoning proposal for Lot 62?

Are you aware, that at the time, the City acknowledged receipt of this letter by return mail, but failed to reply to it?

Is this because the City has no answers to this very important aspect of the management of the Upper Canning Valley or are struggling to find them?

A-2 In December 2005 the Fire and Emergency Services Authority (FESA) in conjunction with the City of Armadale developed an Emergency Fire

Response Plan for the Araluen Valley to identify special risks and provide for the response and management of fire, particularly bushfire, in this area.

These arrangements should be considered within the relevance of Standing Operating Procedures, response protocols and agreements as they are promulgated from time to time and approved by the respective agencies.

The main areas of focus in the plan are –

- Incident Control Points Locations
- Mobilisation
- Special Risks
- Access
- Communications
- Critical Infrastructure
- Air support
- Refuge and Safe havens
- Evacuation Routes

Whilst it is acknowledged that the current traffic arrangements into the Araluen Valley generally, and the Araluen Estate in particular, may pose a particular concern if an emergency evacuation was required, there are many mitigating factors that would reduce the likelihood of this becoming necessary.

The general topography and residential layout in the Araluen Estate would significantly lessens the necessity for a mass evacuation in the event of a major fire incident impacting on the area, history supports this opinion.

Furthermore residents are encouraged to participate in the Bush Fire Ready Action Group (BRAG) programme which is very active throughout the district, for further information on this contact Roleystone Fire Station on 93976699.

As a general comment, it should be noted that the Araluen Valley which includes the Estate is situated within the FESA Fire & Rescue Gazetted District and as such they are the Hazard Management Agency (HMA) and operate under FESA Fire Service Standard Operation Procedures (SOPs).

4

PUBLIC QUESTION TIME

Ms Linda Evans – Hawkstone Road, Roleystone

Q-1 Motion-1 put at the recent Special Meeting of Electors requested that councillors vote against this amendment and essentially the response is what the Council has is better than nothing and therefore it is

recommended that the amendment be finalised now at this meeting. The Council has been made aware throughout the submissions and correspondence with community members that the reports presented are superficial (e.g. environmental and stormwater management), inaccurate (e.g. geotechnical) and grossly biased (e.g. wastewater management report which was written by the supplier of the recommended system). These are plainly not good enough and are in fact worse than no reports at all.

Since Council has initiated this process it has a Duty of Care to the electorate not to rubber stamp inadequate reports. Please explain why the City has accommodated and based decisions upon inadequate reporting?

Mr MacRae – Regarding the allegation of inadequate reporting – at this stage the reports available have been quite adequate for officers to make an assessment. The EPA has decided not to assess this particular project as there were no concerns. Notwithstanding that, environmental studies were undertaken which identify the extent to which environmental issues should be accommodated. Hence, the applicant has gone further than what is required statutorily and these reports have been made public.

Mr Weir – Brookton Highway, Roleystone

- Q-1 At the electors meeting held recently it was expressed that the land be set aside for future generations and that it be resumed by the Government. This requires the support of the Council and a massive campaign to achieve an outcome. Without that it is unlikely that any Government is going to spend \$7M to resume land and to take it away from private enterprise.
The Council has the responsibility to take the issue forward and the request is that this Council endorse the electors' proposal and that this be brought forward by the Mayor for the Council to agree that the best outcome for the land would be for the land to be resumed for the people of WA.

Mayor – Advised that he was not in a position to answer for Council in that context. However, there is a report elsewhere in this Agenda dealing with this motion and Council will decide as to whether it should endorse the recommendation which authorises the Mayor to forward a letter to the Government.

Mr Paul Clune – Croyden Road, Roleystone

- Q-1 Was it not presented to the Special Electors Meeting that the current zoning permits some 41 uses including holiday accommodation of which some 30 would be struck out thereby leaving some uses for holiday accommodation as a land use. Wasn't that presented to the meeting that holiday accommodation would be the land use under which this development could take place?

Mayor – My understanding was that 7 land uses would be left which would cover en-globo the possibility of a holiday accommodation resort.

Mr MacRae – In a nutshell the 7 uses that are left are the uses that would be needed for holiday accommodation.

- Q-2 At a meeting in 2005 there is a document that lists the land use called “holiday accommodation resort” to be added to the land use for this site. This is substantively different from holiday accommodation. Is this an accurate assessment or not?

Mr MacRae – Not sure about the subtlety of the question. Holiday Accommodation Resort is not a defined term under the Town Planning Scheme. All the other terms for the 7 uses are defined and have a meaning and can go onto Lot 62 under the amendment. These add up in total to a Holiday Accommodation Resort.

Mr Scott – Wymond Road, Roleystone

- Q-1 Will the Mayor ask Patrick Weir to convey the letter to the State in a formal and public manner?

Mayor – Any correspondence that the Mayor enters into with the Premier of the State will be sent from the City's offices.

Ms Linda Evans – Hawkstone Road, Roleystone

- Q-2 Please provide a full explanation as to why the Deed of Arrangement that the City made with the previous owner of Lot 62 has not been presented to councillors in their consideration of the future of Lot 62?

Mr MacRae – It was summarised as a relevant piece of information in the report to Council. There is only one paragraph in that Deed that relates to Lot 62 which limits the subdivision. All the information relating to the proposal has been made available, however, the Deed is a legal agreement and as such cannot be made available to the public.

Mayor – It is clarified that councillors can at any time examine all of the documents on a relevant issue that is being considered by Council.

Mr Mike Huff – Croyden Road, Roleystone

- Q-1 I would like to refer to a question asked by Mr Lutman and an answer given at the full Council meeting on 4 September 2006.
Why did Mr Lutman receive an answer about the existence of a brochure when asking about the possibility of a “written commitment” while the same question asked by myself to a Member of Parliament received a more detailed reply from information supplied to that Member by the Department of Planning & Infrastructure which confirmed, among other details, the existence of a “Rezoning Subdivision and Development Deed” registered on the title to Lot 62 by a caveat?

Mr MacRae – The answer given at that meeting related to the question itself where the information was provided that the City was aware of the developer's brochure relating to putting 27 dwellings on 250ha of scarp face.

MOVED Cr Wallace that question time be extended for another 15 minutes.

255/10/2006 MOTION not opposed, DECLARED CARRIED (14-0)

Mr Paul Clune – Croyden Road, Roleystone

Q-3 Is the Council aware that the market price per unit land component for a resort next to a golf club is around \$40,000 per unit? If this place is rezoned for 180 units that will massively change its price if the Council was heading towards a purchase of the site after its rezoning.

Mayor - Advised that he was not sure if Council is aware of the exact price but obviously Council is aware that a development application will certainly change the value. It is arguable that the advice given to that potential purchaser was quite inaccurate. The rezoning will not be occurring from the decision at tonight's meeting as the next step in the process is for the Minister of the Crown to consider the matter and before actioning the rezoning the Minister would take into account any Government response to purchase of the land.

Mr Lutman – Armenti Road, Roleystone

Q-1 Do not thousands of signatures on petitions to this Council and a new petition to the Legislative Assembly requesting that no resort complex be placed on Lot 62 testify to the widespread concern for this development would devalue the rural amenity of the area and contravene one of the main objectives of rural zoning. Why has the voice of the people been totally disregarded by Council?

Mayor – Personally, in terms of petitions there is a certain amount of healthy scepticism as some people generally sign a petition without the full range of information. That is not to say that Council does not take note of the wording of a petition but pure numbers is not what it's about, it is about the intent and the issues and how they can be dealt with.

Mr Lutman advised that he and his wife had personally collected the signatures and people from WA, nationally and internationally were totally aghast that such a development was even being considered.

Diane Lutman – Armenti Road, Roleystone

Q-1 With Lot 62 at the special electors meeting you mentioned that 10 additional lots were given to the developer in lieu of Lot 62? What was the 10 lots for and why were they mentioned?

Mayor – The answer that was provided by Mr MacRae related to a trade-off between the number of lots on the scarp face west of Heritage Drive versus the lots behind the scarp face.

Mr MacRae – In finalising the amendment to the previous TPS the Minister negotiated for a reduction in the number of lots facing the valley and an increase in the number of lots behind the ridge closer to the clubhouse and the difference was 3 less on the scarp and 10 additional over the hill.

- Q-2 What has changed since then that now there is a proposal for 180 units on the scarp area and what is going to be the trade off this time?

Mayor – The proposal is not for 160 units and 19 chalets. Lot 62 was not part of the previous development proposal. Town Planning Schemes are not designed to lock up a piece of land forever and it is always open for people to petition for change and effectively what is being considered now is a landowner petitioning for change.

Mr B Scott – Wymond Road, Roleystone

- Q-2 I don't know why these things have to be rushed. We need time for the river, space for the river, so will you delay the decisions of today?

Mayor – In fairness this process has not been rushed through. Council is following a statutory process which has been extended twice beyond normal timeframes. The matter is on the agenda for consideration tonight and Council will decide to adopt or otherwise.

Mrs Evans – Hawkstone Road, Roleystone

- Q-3 In regard to the Deed of Arrangement – It is correct is it not that the document contains many environmental conditions (more than just that it not be subdivided) that the owner is obliged to comply with under caveats linked to the title that were renewed only 5 years ago?

Mr MacRae – The caveat that was renewed was one that was required because the land changed ownership. The new owner is now obligated to the previous conditions as they affected Lot 62 relating to “no subdivision” and it was one of the areas listed for replanting and landscape provisions.

Mr Roberts – Croyden Road, Roleystone

- Q-1 The Council received a letter dated 8th August from the Swan River Trust where it was stated that in general they have no objections to the proposed amendment subject to changes and conditions. Has Council received this letter and are all Councillors aware of this letter?

Mr MacRae – The letter has been received and Councillors have been made aware of this letter.

-
- Q-2 It appears that at the Development Services Committee meeting on 10th October some of the recommendations from the Trust were ignored – why?

Mayor – Comment is sought from various authorities and those issues where the Swan River Trust has jurisdiction have been considered while on other issues raised in this letter the Trust is not the relevant authority to comment.

Mr MacRae – The Swan River Trust has responsibility under its Act for the management and control of waterways and a number of functions that are statutorily required. Council gives serious considerations to recommendations that are within the Trust's statutory responsibility and these are enshrined in the recommendation to Council. However, any further comments beyond an authority's expertise is generally noted and weighed against the general merits of the proposal.

Mr Huff – Croyden Road, Roleystone

- Q-2 It was determined by a question at the Special Electors Meeting that a copy of the caveat and deed exist in the council offices - have the councillors read and familiarised themselves with these documents? If not, why not?

Mayor – It is not possible to answer this question for councillors. These documents form part of the working file and are available if councillors wish to view them.

- Q-3 Has this information been given to councillors by way of a summary? If it was a summary, who put that summary together?

Mr MacRae – In responding to submissions where the deed has been mentioned a summary of the information has been included in the report which was prepared by me.

- Q-4 As new information on Lot 62 and this proposed Amendment has been continuing to become available on a regular basis, could I ask, would you please consider delaying a vote on this issue? Why rush to rezone for what is only just a concept proposal?

Mayor - As advised earlier, the matter is listed on the Agenda for consideration later in the meeting and a decision will be made at that stage.

MOVED Cr Munn that question time be extended for a further 15 minutes.

256/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

Mr Scott – Wymond Road, Roleystone

- Q-3 Is the Council aware that the System-6 Report recommends a width of 100m or whatever is practical? 30m is definitely a squeezing of the environment.

Mayor – You happen to be quoting from a 1978 Draft document that was not adopted by the Government. The Swan River Trust is commenting on an adopted document which recommends 30m each side of the river. In actual fact on a considerable length of this river the amount of total river reserve will be well in excess of a 100m, i.e. 30m on the southern side on the northern side it will significantly more. Whilst the minimum setback is 30m the outline proposal has mostly more than 50m from the river.

Mr Clune – Croyden Road, Roleystone

- Q-4 Just a clarification, the understanding of what happened last week as heard by the public was that the approved land use was already in place, i.e. “holiday accommodation” remains by default. What is existing stays and yet the public were not told that there is a new description with the word “resort” in it which was tabled and moved in 2005. Is the Council aware that this is not a subtle difference, it is a substantive difference?

Mayor – Personally, I see that the whole of that resort as being an overarching term for the 7 land uses and the 7 land uses are the same as what was proposed in 2005. Clearly if those 7 land uses are utilised then the end result is a resort.

Question time closed at 7.40pm

5

APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Request for Leave of Absence – Cr Tizard

Request for leave of absence received from Cr Tizard for the period 23rd to 29th October 2006 inclusive.

5.2 Request for Leave of Absence – Cr Cominelli

Request for leave of absence received from Cr Cominelli for the period 27th October to 20th November 2006 inclusive.

MOVED Cr Munn

That the request for Leave of Absence received from

- Cr Tizard for the period 23rd to 29th October 2006 inclusive (does not include a Council meeting); and
- Cr Cominelli for the period 27th October to 20th November 2006 inclusive (includes 1 Council meeting – 6 November)

be received and granted.

257/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

6 PETITIONS

Nil

7 CONFIRMATION OF MINUTES

7.1 PREVIOUS ORDINARY MEETING OF COUNCIL
HELD ON 3 OCTOBER

MOVED Cr Stewart that the Minutes of the Ordinary Meeting of Council held on 3 October 2006 be confirmed as a true and accurate record.

258/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

8 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

Champion Lakes Regatta

On Thursday 4th October the Champion Lakes Regatta Committee met to further the planning for the event which is tentatively times for 29th April next year.

Development Meeting – Lowanna Road

On Friday 6th October Cr Zelones and Cr Munn along with Mr Paul Sanders attended a meeting to discuss the development at Lowanna Road and Little John Road.

Wungong Urban Water Concept Plan

On Monday 9th October Councillors received a presentation from the ARA's consultants on the Wungong Urban Water Concept Plan.

Rates Incentive Prizes Presentation

On Thursday 12th October the Mayor along with Crs Everts, MacDonald and Butterfield presented 4 lucky winners with \$1000 in relation to incentives for early payment of rates and 4 others with \$500 cheques for using the automatic deduction method.

2006 Pioneers' Reunion

Once again Councillors and the CEO were joined by almost 200 residents at the City's annual Pioneer Reunion held this year in the Roleystone Hall.

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

Nil

10 REPORTS

10.1 CITY STRATEGY COMMITTEE

Report of the City Strategy Committee held on 9 October 2006.

MOVED Cr Tizard that the Report be received.

259/10/2006 MOTION not opposed, DECLARED CARRIED (14-0)

BUSINESS ARISING FROM REPORT

Recommendation CS100/10/06 – Araluen Botanic Park – Access Via Irymple Road

In regard to Recommendation CS100/10/06, Cr Hart disclosed that she owns property on Croyden Road and is a member on the Araluen Botanic Park Board. As a consequence there may be a perception that her impartiality on the matter may be affected and she declared that she would set aside this association, consider the matter on its merits and vote accordingly.

MOVED Cr Tizard that Recommendation CS100/10/06 be adopted.

260/10/2006 MOTION not opposed, DECLARED CARRIED (14-0)

Recommendation CS101/10/06 – Staff Establishment – Subdivisions & Development Supervision

MOVED Cr Tizard that Recommendation CS101/10/06 be adopted.
SECONDED Cr Munn

261/10/2006 MOTION DECLARED CARRIED by an ABSOLUTE MAJORITY OF COUNCIL

(14-0)

Recommendation CS102/10/06 – Local Government Amendment Bill 2006 – Change in Voting Method

MOVED Cr Munn that Recommendation CS102/10/06 be adopted.
SECONDED Cr Zelones
OPPOSED Cr Tizard

262/10/2006 MOTION DECLARED CARRIED

(11-3)

Recommendation CS103/10/06 – Contract of Employment – Executive Director Technical Services

MOVED Cr Reynolds that as Recommendation CS103/10/06 related to an employee, the item be considered under “Matters Requiring Confidential Consideration” elsewhere in the Agenda.

263/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

MOVED Cr Tizard that Recommendations CS96/10/06 to CS102/10/06, except those already dealt with, be adopted.

264/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

MOVED Cr Wallace that the Order of Business be amended such that the CEO’s Report which includes the Minutes of the Special Electors Meeting be considered prior to the Development Services Committee Report.

265/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

10.2 CHIEF EXECUTIVE OFFICER’S REPORT

Report of the Chief Executive Officer as at 12 October 2006.

CORRECTION:

Page 5 The recommendation to be amended as indicated in the highlighted text:

That Council, receive and refer to the **November** 2006 meeting of the City Strategy Committee, the Statement of Financial Activity for **(3) months ended 30 September** 2006 as presented at Attachment **A-2** to this Report.

MOVED Cr Wallace that the Report, subject to the above correction, be received.

266/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

10.2.1. Minutes of Special Meeting of Electors

MOVED Cr Munn:

That Council

1. receive the Minutes of the Special Meeting of Electors held on 5th October 2006, as presented at Attachment A-1 to this report.
2. authorize officers to respond to the questions taken on notice at the Special Meeting of Electors and these responses be forwarded to the respective enquirers within 2 weeks of Council accepting the Minutes.
3. Consider the resolutions of the Special Meeting of Electors contained on page 31 of 10th October 2006 Development Services Committee Minutes.

267/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

10.2.2 Monthly Statement of Financial Activity – September 2006

MOVED Cr Cominelli:

That Council, receive and refer to the November 2006 meeting of the City Strategy Committee, the Statement of Financial Activity for the (3) months ended 30 September 2006 as presented at Attachment A-1 to this Report.

268/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

10.2.3 Acting Senior Position – Executive Director Corporate Services

MOVED Cr Everts:

That Council:

- a) note that the Executive Director Corporate Services (Mr A Maxwell) will be taking annual leave from 13th November 2006 to 15th December 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 13th November 2006 to 15th December 2006 inclusive.

269/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

10.2.4 Councillors' Information Bulletin – Issue No. 20/2006

MOVED Cr Best:

That Council acknowledge receipt of Issue No.20/2006 of the Information Bulletin.

270/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

10.3 DEVELOPMENT SERVICES COMMITTEE

Report of the Development Services Committee held on 10 October 2006.

CORRECTIONS:

- Page 31 The mover of Recommendation D113/10/06 should read “Cr Zelones”
Page 61 Recommendation D114/10/06 - In Condition 1. of the Table the word “All” to be changed to “The”

MOVED Cr Zelones that the report, subject to the above corrections, be received.

271/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

BUSINESS ARISING FROM REPORT

Recommendation D114/10/06 – Final Adoption of Scheme Amendment No.5 to TPS No.4 – Lot 62 Croyden Road, Roleystone

In regard to Recommendation D114/10/06, Cr Munn disclosed that in his capacity as a Civil Marriage Celebrant he performs ceremonies at the Araluen Golf Resort, Araluen Botanic Gardens, Roleystone Country Club and many other venues in the Darling Range and within the City of Armadale. Consequently, there may be a perception that his impartiality on the matter may be affected and declared that he would set aside this association, consider the matter on its merits and vote accordingly.

Cr Hart declared a financial interest in Recommendation D114/10/06 on the basis that she owns and resides on property located on Croyden Road, Roleystone.

Cr Hart left the meeting at 7.55pm.

MOVED Cr Butterfield that Recommendation D114/10/06 be not adopted on the basis that it is considered contrary to the City's Rural Strategy and the Deed preventing subdivision.

SECONDED Cr Scidone
OPPOSED Cr Zelones

MOTION LOST (2-11)

MOVED Cr Scidone that Recommendation D114/10/06 be amended by adding the following dot point as one of the conditions under point 4. of the Table.

- The provision of an independent detailed geotechnical investigation that supports the design, construction and location of the proposed development and water treatment features to the satisfaction of the City.

272/10/2006 AMENDMENT not opposed, DECLARED CARRIED (13-0)

MOVED Cr Zelones that Recommendation D114/10/06, as amended, be adopted.

SECONDED Cr Munn
OPPOSED Cr Butterfield

273/10/2006 MOTION DECLARED CARRIED (12-1)
(Cr Butterfield voted against Resolution 273/10/2006)

Cr Hart returned to the meeting at 8.35pm.

Recommendation D116/10/06 - Proposed MRS Amendment for the 3rd Stage Urbanisation of North Forrestdale

MOVED Cr Hart that Recommendation D116/10/06 be not adopted and be recommitted to the Development Services Committee on the basis that the proposal involves major financial and environmental implications and therefore needs further consideration.

274/10/2006 MOTION not opposed, DECLARED CARRIED (14-0)

Recommendation D119/10/06 – Final Adoption of Proposed Scheme Amendment No.18 to TPS No.4 – Lot 525 Seville Drive, Seville Grove

Cr Stewart declared a financial interest in Recommendation D119/10/06 on the basis that he lives in close proximity to the subject property.

Cr Stewart left the meeting at 8.37pm.

MOVED Cr Zelones that Recommendation D119/10/06 be adopted.

275/10/2006 MOTION not opposed, DECLARED CARRIED (13-0)

Cr Stewart returned to the meeting at 8.38pm.

MOVED Cr Zelones that Recommendations D112/10/06 to D123/10/06, except those already dealt with, be adopted.

276/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

Nil

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

Cr Munn That the matter of the scruffy state of the verge on Forrest Road between Sixth Road and the railway crossing be referred to the Technical Services Committee.

14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION

MOVED Cr Reynolds that the meeting be closed to members of the public as the item to be discussed related to a matter affecting an employee.

277/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

Members of the public and press and officers in attendance, with the exception of the Chief Executive Officer and the CEO's Executive Assistant, retired from the meeting at 8.40pm.

**14.1 Recommendation CS103/10/06 - Contract of Employment –
Executive Director Technical Services**

MOVED Cr Zelones that Recommendation CS103/10/06 be adopted, i.e.

That Mr Andrew Bruce be offered a new contract of employment for the position of Executive Director Technical Services with salary level to be within the range established for Executive Directors from time to time by Council and other terms and conditions as determined by the Chief Executive officer, for a period of 2 years, expiring on 17 January 2009.

278/10/2006 MOTION not opposed, DECLARED CARRIED

(14-0)

MOVED Cr Reynolds that the meeting be re-opened to members of the public.

279/10/2006 MOTION not opposed, DECLARED CARRIED (14-0)

As there were no members of the public present when the meeting re-opened at 8.41pm, there was no need for Resolution 278/10/2006 to be read aloud.

15 CLOSURE

The Mayor, Cr Reynolds, declared the meeting closed at 8.42 pm.

MINUTES CONFIRMED THIS 6th DAY OF NOVEMBER 2006

MAYOR



SPECIAL MEETING OF ELECTORS
THURSDAY, 5TH OCTOBER 2006

M I N U T E S

OF THE SPECIAL MEETING OF ELECTORS HELD IN THE IN THE FUNCTION ROOM,
COUNCIL'S ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON
THURSDAY, 5TH OCTOBER 2006 COMMENCING AT 7.00 PM

1. DECLARATION OF OPENING

The Mayor, Cr Reynolds, declared the meeting open at 7.00pm.

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

PRESENT:

Mayor, Cr L Reynolds JP presided over:	Heron Ward
Deputy Mayor, Cr J H Munn JP CMC	Minnawarra Ward
Cr J Knezevich	Minnawarra Ward
Cr R J Tizard	Neerigen Ward
Cr G A Best	Neerigen Ward
Cr A L Cominelli JP	Lake Ward
Cr C J MacDonald	Lake Ward
Cr H A Zelones JP	River Ward
Cr R Butterfield	River Ward
Cr J Everts	Palomino Ward
Cr G T Wallace	Palomino Ward
Cr P J Hart	Jarrahdale Ward
Cr L Scidone	Jarrahdale Ward
Cr J A Stewart	Heron Ward

IN ATTENDANCE:

Mr R S Tame	Chief Executive Officer
Mr I MacRae	Executive Director Development Services
Mr A F Maxwell	Executive Director Corporate Services
Mr A Bruce	Executive Director Technical Services
Mrs Y Coyne	A/Executive Director Community Services
Mrs C Halsall	Public Relations Co-ordinator
Mrs S D'Souza	CEO's Executive Assistant
Mr P Sanders	Manager Planning Services
Mr M Dawson	Manager Governance & Administration
Mrs Y Ward	Personal Assistant – Community/Corporate Services

Public: 104

APOLOGIES:

Nil

3. INTRODUCTION & BUSINESS OF THE MEETING

The Mayor welcomed everyone to the Special Meeting of Electors, called under Section 5.28 of the Local Government Act 1995. The meeting was called to discuss the concerns held by some residents about the proposed rezoning of Lot 62 Croyden Road, Roleystone.

He began by introducing the Councillors and officers in attendance.

Deputy Mayor - Cr Jeff Munn, Chair of Development Services Committee - Cr Henry Zelones, Chief Executive Officer - Mr Ray Tame, and the Executive Director of Development Services - Mr Ian MacRae, were at the main table.

Also in attendance were Councillors Guenter Best, Ruth Butterfield, Alison Cominelli, Jim Everts, Pat Hart, John Knezevich, June MacDonald, Laurie Scidone, Jim Stewart, Bob Tizard, and Graham Wallace.

Before dealing with the request for a meeting received by Council, the Mayor emphasised that this was not a Public Meeting, but a Special Meeting of Electors controlled by the Local Government Act of 1995. As such, the people who would normally participate are those who are on the 2005 City of Armadale Electoral Roll. However, this entitlement is also extended to those others who would be entitled to be on the roll, whether they are on it yet or not.

The Local Government Act, in allowing Special Electors Meetings, confers on the Mayor the responsibility of chairing the meeting, and for deciding the manner in which the meeting should be run. The Mayor hoped that the meeting procedure that is outlined will permit

informality, and the widest possible airing of views while retaining normal meeting good manners. If necessary, but only if necessary to retain order, he indicated that he would invoke the full range of Council's Standing Orders.

He reminded everyone present that no one enjoyed any privilege or protection from laws relating to defamation, and hoped that every one would be focusing on the issues. Prefacing remarks with the words "Without Prejudice" as sometimes happens at this type of meeting does not confer any protection to the speaker. The meeting is being taped to assist officers who will be required to provide a detailed report on it to Council.

The Business of the Meeting

The Form 1 – Request, asks for a Special Meeting of Electors to discuss the proposed rezoning of Lot 62 Croyden Road including:

- *The benefits and liabilities the rezoning could bring to Armadale and Roleystone.*
- *The suitability of the site for rezoning to allow a holiday resort and the impact on the area of such a resort.*
- *The nature and content of any future development application for a holiday resort on that site.*
- *Any information contained in the City's document "TPS No.4 Rezoning of Lot 62 Croyden Road Roleystone to include 'Restricted Use – Holiday Accommodation Resort' Amendment No.5".*

In terms of the meeting procedure, he advised that the Executive Director of Development Services Mr MacRae would be invited to explain why it is that Council is considering a rezoning proposal given that the applicant could have lodged a Development Application under the existing Town Planning Scheme No 4. His brief presentation should then ensure that everyone has a similar start point when discussion commences. He advised that questions be asked only at the end of the presentation, as that will then quite naturally lead into a period of discussion. This would allow all present to clarify any issues where more information is required before the meeting considers any motions that relate to the business of the meeting.

Following from Mr MacRae's presentation, Mr Paul Mutton as the instigator of the request for this meeting, would be given the first opportunity to speak. Issues of commercial timing, demand, etc are not matters for a rezoning proposal, but are rather elements to be considered, if appropriate, when a Development Application is received. (However, they do relate to the meeting request.)

People were asked to remain in their places as the roving microphone would be taken around as questioners were identified. Attendees were again reminded that the meeting was being recorded and were asked to begin their question or comment by giving their name and address.

Once it appeared that all questions or doubts had been canvassed, the meeting would move to the process of any motions that need to be put to Council.

Attendees were asked to register their name and address on entry and in terms of voting any member of the public present who wasn't entitled to be an elector in the City of Armadale were asked that they simply refrain from voting. In case of any uncertainty people were asked to clarify with officers at the entrance to check if they are registered as an elector.

At this point Mr MacRae was invited to explain the purpose of the Amendment and how it related to the current zoning.

Presentation by Executive Director Development Services

Mr MacRae explained that he did not intend to pre-empt discussion on the questions that had been asked for the Special Electors meeting and the presentation was to ensure that everyone attending had an understanding of what the proposal was and to explain

- why there is an amendment being considered;
- what the amendment proposes to do;
- what the current zoning of the land is;
- where to from here, i.e. whether the amendment goes through or whether it doesn't and the implications.

An overview of the presentation was as follows:-

- Background and Details of the Developer's Proposal
- Need for Scheme Amendment
- Existing & Proposed Zoning of Lot 62
- Proposed Provisions of Amendment No.5
- Uses permitted under Current Zoning
- Characteristics of Lot 62
- Requirements at Rezoning and Development stages
- The steps required to complete the Amendment Process
- Requirements of Development Application stage

A copy of the PowerPoint presentation is attached. (**Refer to Attachment "A-1" to these Minutes.**

4. Questions relating to the Presentation

4.1 Jenny Stevenson – 30 Soldiers Road, Roleystone

I'm just not clear from the list of 41 uses under the current zoning which would allow the proposed development?

I MacRae - There are a number of uses under the TPS which will not be prohibited and would allow such a development ie. accommodation units, restaurant, function centre, dam, recreation private.

4.2 Terry Dawson – 13 Trevor Court, Roleystone

There was another slide which had 4 restricted uses and it then went on to say 37 uses were permitted with Council approval. Does that mean the initial amendment would allow 4 uses and that the rest of the uses can be applied for at a later date?

I MacRae - The current situation would allow for the uses, however, if the amendment goes through the applicant would not be allowed to use the land for those 34 uses as these would be "X - prohibited uses"

4.3 Trevor Bestow – 31 Barnes Road, Roleystone

I've been a ratepayer for the past 40 years and would like to know how many rural dwellings are currently proposed within Lot 62?

I MacRae – As long as the land is not subdivided an application can be put in for a number of dwellings and these could be holiday accommodation units. However, in terms of how many separate subdivided units - there can only be one.

4.4 Susan Towler – 8 Robin Road, Roleystone

An ex-Councillor of the City who resigned at the time of the first proposal. I would like to quote “Araluen Golf Course Estate – 330 dwellings zoned Special Use under Amendment 79 – Lot 62 adjoining land within Estate to remain undeveloped as a de facto part of the overall Estate and be restricted in its subdivisional potential by legal agreement. Subsequent Lot 62 Croyden Road was zoned Rural X – no subdivision.”

At the time Lot 62 was used to get the aggregate of 1ha for the housing development of the Araluen Estate – what has changed?

I MacRae – The City is dealing with the legal controls on Lot 62 – there is a statutory restriction on the subdivision of Lot 62 although it is not absolute because the City could obviously give its consent to a subdivision. There is no statutory control on its development other than those set out in the Town Planning Scheme (TPS). In the final negotiations on Amendment 79 some additional lots were provided and some lots were taken out of the subdivision proposal at the time. The ones that were taken out were on the face of the valley and the additional 10 were provided over the hill. That essentially is the background. However the landowner and the City are only legally bound by the restriction on the subdivision and the provisions of the TPS relating to Rural Living X.

4.5 John Roberts – 55 Croyden Road, Roleystone

Can I also build holiday accommodation on Croyden Road?

I MacRae – Any landowner can submit an application and the details would be advertised for public comment but obviously an owner with 33ha has the flexibility to build a number of units.

4.6 Susan Towler – 8 Robin Road, Roleystone

Regarding the 1ha ruling – this was agreed to using the 33ha. At the last meeting I asked that the golf course and that land be strata titled so that this would not happen. If the land use was changed then this would be protected by the strata title. The Director at the time said that this could be done but we were advised not to do it because the land uses might change. So that implies that this could happen to the golf course.

4.7 Sylvia Morno Yarnda Mnyrrinna – Lot 9 Buchanan Road & Lot 83 Rodgers Court, Roleystone

In regard to the map where the Canning River traverses the lot – it has gone through Parliament that the Canning River and Swan River foreshore be made into a river path for catchment and protection – will that happen?

I MacRae - The land is in private ownership and the amendment proposes that the land on either side be given up for public purposes but that will only happen if the amendment goes through. There are of course controls as to how development should happen adjacent to the river and within distances of the river.

4.8 Paul Clune – Croyden Road, Roleystone

In regard to the existing zoning and approved land use which is holiday accommodation – if someone was to maximize the plot ratio and the site coverage, what sort of figures arise and are we able to understand the existing highest and best use under its current zoning given that it does have the headwaters of the Canning River running through it?

I MacRae – With a 33ha lot it is very difficult to talk about plot ratio – officers have looked at the cleared area and the constraints from the watercourses and the slopes and the impact of particular proposals. A single house is between 200-400sqm in area but a unit pro-rata would probably be 30-40sqm in area and it depends on the type of development. I don't think you would reach a limit by applying plot ratio on a very large lot such as Lot 62. It's more about looking at the features of the land, the vegetation that needs to be protected and other constraints.

Given that it's the headwater of the Canning River wouldn't that automatically suggest that it be given a different set of protocols to development as a normal flatland site of 33ha?

Mayor – The site is being treated with a different set of protocols because if it was a normal flatland site there would be no giving up of land/foreshore reserves and this will certainly be one of the conditions that would be imposed on any successful

rezoning. Hence there is an acknowledgement of the importance of the Canning River as well as each of the contributory creeks.

5. QUESTIONS FROM THE FLOOR

5.1 Paul Mutton – 103 Raeburn Road, Roleystone

A map of the site was tabled by Mr Mutton for Councillors to view.

In light of advice from the Department of Environment which states to the City in July that it does not support any development within 30m of a minor water course. The officer's report to the DSC meeting in November stated that the Council's TPS would exclude development within 50m. If you were to map the location of the water courses and put in the 30m buffer zones there is actually no room for the resort to be sited and this reflects the very steep and difficult nature of the site. In light of this would Council recognize that there is simply no room for a resort?

Mayor – That is not the decision that the Council makes – Council will consider as to whether the amendment is appropriate. It is a commercial decision for the owner of the land as to whether the development can go ahead within the conditions that are imposed not just by Council but other statutory authorities that will provide advice to the WAPC and the Minister.

If the land is simply not capable for such a rezoning should the amendment not be passed? The Outline Development Plan clearly shows that the applicant would expect to have a very large resort complex on the site and this clearly shows that the site is not physically capable of supporting a resort as proposed.

Mayor – The size of the resort will be considered at the development application stage. What Council is concerned with at the moment is the land use for Lot 62 and it might be that holiday accommodation is a legitimate use and the owner will make a decision as to how many units can be accommodated within the conditions imposed. Council may also suggest an upper limit when considering the rezoning.

Councillors have not been given a detailed report following advertising and comment from the public and statutory authorities. Following this meeting, a report with a recommendation from officers will be considered by Council prior to making a decision.

The City has been made aware that an inadequate geo-technical report has been made that fails to meaningfully address and identify the issues of land slippage and land slide risk on this very steep and difficult site. These are critical problems to the site and have been addressed in a presentation by myself, a consultant geo-physicist, to the Development Services Committee meeting. Considering its human and legal implications should such an incident occur why is the Council not concerned enough by this by commissioning an independent review?

Mayor – Council is aware of Mr Mutton's professional advice and the applicant will need to demonstrate advice from its own consultants and possibly engineering advice as

to how the problem needs to be managed. This is a problem for the whole valley and many people here today already live in that valley. If Council is to approve a rezoning this will be subject to a number of conditions and these conditions will need to be complied with before a rezoning can take effect.

I MacRae – Additional geotechnical advice will be required at the development application stage. A preliminary study has been done which indicates that the amendment can happen subject to a more detailed analysis.

The Swan River Trust requires that the specifics to Lot 62 must be addressed by the developer – the only quote to the Council was that the Trust generally supports the proposal and has this been verified by the Council?

Mayor – Officers have received advice from the Swan River Trust and this will be forwarded to all Councillors in the report for Tuesday's Development Services Committee meeting.

As a result of a question to the Legislative Assembly we have been given a copy of Swan River Trust's advice and it states that "it would normally not support such an intensive development".

I MacRae – One line from a very extensive letter from the Swan River Trust does not reflect a true conclusion. If this is the same advice that the City has received from the Swan River Trust then it is a very comprehensive letter suggesting quite a number of conditions but not objecting to the development at all.

Considering the very sensitive nature of the lot why has no environmental assessment been completed on the site and the river which has been identified in the applicant's own report as providing key constraints to the land use.

Mayor – This assessment will only be done at the development application stage. There are 3 hurdles in this whole process for the applicant, the first is the zoning issue and in this case by determining an amendment Council is tightening the zoning of the land, the second is the development application which may be submitted within the limitations already placed on the zoning and will indicate the extent of the built form in generality and the third is the building licence stage which will deal with footings, structure of the building etc.

Mr Mutton indicated that he would like to put a motion to the meeting at this stage.

MOTION-1

MOVED Paul Mutton; SECONDED Clive Spiring

That Council should vote against this amendment on the grounds that the applicant has not demonstrated to the Council that the land may cope with the proposed development.

The following people spoke in favour of the motion.

Clive Spiring – Hawkstone Road, Roleystone

We understand that the City is currently withholding details of Caveats on the Deed of Lot 62 – is that correct and does the Council actually hold a copy of that document?

Mayor - A question was asked at the Council meeting on Tuesday night and it was explained that because it is a legal agreement between the Council and another party, the appropriate way to obtain that document is to apply under FOI as the City will need to seek permission of that party to release the document. This document is from the Department of Land Information and a copy can be obtained from their office. The City holds a copy of the document at its offices.

Does the Council consider providing good governance to the people of Armadale in its community participation and its decisions and affairs?

The Mayor replied in the affirmative.

Mr Clive Lutman – Armenti Road, Roleystone

I support the motion as once you start making moves to changing zoning etc. it might give the impression that development can now be approved. Is it possible for Council to tighten any rezoning further than it is now and vote to exclude the possibility of any holiday accommodation ever being built on that land?

Mayor – That is not possible as Council needs to consider any application under the terms of its TPS. TP Schemes are a reflection of what's in place today, landowners have the right to apply for an amendment and Council then makes a decision. There is no legal way that Council can make the decision to exclude a legitimate use.

I MacRae – There is an issue whereby restricting the use of land to a certain point if it is not usable for any real purpose other than a public purpose then it will generate a compensation claim, particularly on a lot of this dimension.

The size of the lot is irrelevant in this case – it is 33ha which is quite large, the environmental constraints on any development on that property is such that I believe its use should be restricted to one single residence.

Mr Paul Clune – Croyden Road, Roleystone

As a point of clarification, when the Christian Brothers had their Castledare site zoned POS there was no compensation. Secondly on the envelope that was mentioned earlier, if the current zoning is maintained is the envelope larger or smaller, given that the amendment goes through? What I understand is that the amendment will restrict/reduce the building envelope – is that right?

Mayor – Council is not dealing with the building envelope yet, that will be considered at the DA stage. What is being restricted is the type of uses and a condition of the rezoning may be to give up a large proportion of the land adjacent to the Canning River hence the actual land parcel would change in size.

Under the current amended zone do the distances from the waterways that Paul alluded to in the map apply? Do you need to amend the zoning to apply those restrictive distances from those waterways?

Mayor – yes the distances do apply – Some of the other uses that will be restricted may be possible within 30m of the waterway.

Richard Harvey – Hawkstone Road, Roleystone

I support the motion.

At the last meeting in Roleystone I had a map and questioned then as to why this matter was even being discussed as a place for development of holiday accommodation when within this plan they have enormous facility to demonstrate that they could meet this proposed need without going outside. Furthermore they could enhance the use of facilities that are currently there. Looking at the plan with chalets on both sides it probably equates to more than 33ha and future development is about 50ha. So I ask again why is there a need to discuss this when Council could advise that the owner should demonstrate the need?

Mayor – The developer has the right to make a request for the development of his land. There are existing approvals in place and this has been discussed with the owner. However, Council is restrained by law and the owner can put forward a development application for Lot 62. The difficult situation for Council at the development application stage is that if Council refuses it or imposes unrealistic conditions, the State Administrative Tribunal will consider it under law and local planning issues will not be a consideration.

Mr Paul Mutton's motion was again put.

MOTION CARRIED (72-5)

5.2 Mr Patrick Weir – Brookton Highway, Roleystone

I originally led the campaign to avoid the building of the golf course housing development and know a lot about the history. At the time there was a very strong suggestion from the people of Roleystone that rather than have the housing golf course development, the Government of the day should move to resume the land as the land at the time did deliver 90% of the water flowing in the Canning River at the height of summer. That meant that the land would have been preserved at the cost of about \$3M and for perpetuity the water that originated from that land would have been available to

the people of WA. It was ultimately a sensible suggestion from the people of Roleystone that should have occurred. The people of Perth are today paying every year for the water to be released from the Canning Dam and paying for a desalination plant built in WA to consume energy for the future, when all it took was common sense to buy this piece of land for \$3M. Mr Kawasaki, the original developer of the golf course Estate, would not make the mistake again. The Council is caught up in a process in having to pay for roads to take people through a valley which should remain small and intimate but now will finish up with a highway through it. There is a piece of land that somebody owns and that person has a right to reasonable compensation and I put forward this suggestion. Far from the Council wanting to see this major development and far from the people of Roleystone seeing this enormous development it would seem common sense for the Government to purchase back the land and preserve the Canning River – how difficult is that? The people of Roleystone had the opportunity 30 years ago to buy some of the orchards in the valley that today have become blocks of land and development and which have taken away a lot of ambience of the area. For that reason there has been this conflict between the City and the people of Roleystone – after the last golf course development the people of Roleystone set about to actually sever their relationship with the City. People in Roleystone feel that Council is against them but Council is actually constrained by law and this has been said before. There is definitely a sense here of *déjà vu*.

5.3 Susan Towler – Robin Road, Roleystone

Something that may help the Council is that they have a duty of care and have to act with that in mind and with all the considerations being put these can be used legitimately to exercise this duty of care and make this land Rural X. Council is liable should anything happen.

Mayor – Council is not the final decision making authority – Council only provides advice to the WAPC and the Minister and the final decision lies with the State Government.

5.4 Linda Evans – Hawkstone Road, Roleystone

Is the Council aware that an application has been made to the Heritage Council of WA and the National Trust of WA nominating this site as one of heritage significance?

Mayor – The Council is not aware of any such application.

5.5 Name not provided

As a citizen of Roleystone how is my interest served by the Council. This one large development makes all the small medium sized development impossible. Other people would also like to develop in the valley but this big development is not going to make it possible – traffic and noise will increase. Where is the Council's duty of care regarding my rights?

Mayor – Your rights in this area are protected under your land zoning just the same as this landowner's rights are affected under his land zoning.

5.6 Liz Smith - Armadale

As a resident living in Armadale for last 30 years why is so much of our ratepayers' money being spent on areas in Roleystone that we don't get to use or see? Most of our money goes to upkeep of roads and verges and Araluen Estate.

Mayor – It is true that in the last 18 years while being on this Council there has been a lot more funds spent in the area than what has been collected on rates. This is because the area had been neglected by previous Councils and this Council has redeveloped the roads and provided footpaths and drainage. The roads in the Canning Valley are no different and have been treated as Council's overall program of rebuilding the roads. Over the last 10 years \$2M has been spent on roads in the Canning Valley and all the works are done according to priorities that are established through very rigorous procedures.

5.7 Name not provided

What sort of expenditure would the infrastructure and development like this put on the Council? For instance, Brookton Highway to dual carriageway?

Mayor – There would be no expenditure on the part of Council. Any expenditure would be at the cost of the developer because it would be caused by this development, i.e. further works on Croyden Road, may be the need to upgrade the bridge across the Canning River. If MRWA require Brookton Highway Intersection to be upgraded then it will be made a condition at the development application stage.

5.8 Sheila D'Arcy – Barnes Road, Roleystone

I've heard the word "if" several times and "recommendation" but the feeling I get is that this is a done deal. Can I ask for an assurance for every Councillor that they have not decided on this and that they are prepared to be influenced by people who have attended tonight, people who have made submissions and who have done this in good faith and have every interest at heart in Roleystone as to what it means to us and this is not a commercial venture?

Cr Munn – I have not made a decision yet. There is a concern that if Council did not consider this amendment process it could be in a far worse situation with the current zoning. As a member on the Swan River Trust Board for 3 years I'm aware of environmental concerns and a decision will be made once an officer's report is considered.

Cr Zelones – I am attending with an open mind to listen to what is being said at the meeting tonight. The difficulty is that Councillors should not have to make a decision based on stress and duress and the decision needs to be based on the information provided by the officers and other statutory authorities and this is required under the

Planning & Development Act. So until all this information is considered over the next two weeks, my decision will not be made until the Council meeting in a fortnight's time.

Cr Tizard - It has been stated quite clearly by the Mayor that Councillors have not seen the final report on this amendment yet. A preliminary report was submitted last year but the report including the expert opinions and advice is yet to be considered and this should also address the number of issues that have been brought up tonight. Consideration of this amendment has been delayed because of this special meeting and that should indicate that Councillors have not made a decision yet till all comments are considered. So until all the facts are known a decision cannot be made.

5.9 Margaret Beilby - Valley View Road, Roleystone

After listening to the discussion tonight, I am in favour of the rezoning because it does seem to tighten up controls and am totally 100% opposed to the development in any form.

5.10 Clive Spiring

You mentioned that there had been no expense to the City as far as this proposal is concerned. Has the City obtained any legal advice in relation to the rezoning of Lot 62.

I MacRae – Council's solicitor has been consulted on one matter regarding one submission that claimed to be legal advice that a number of submitters had put forward.

Who is normally responsible for getting advice from solicitors? The comment was made that it was only the CEO who was authorized to do this.

Mayor – Mr MacRae who as the Acting CEO at the time sought legal advice. However, the CEO or any of the Directors are entitled to seek legal advice.

What is the expense to the City on this proposal thus far?

Mayor – This would need to be calculated and the information would be forwarded at a later date.

5.11 Richard Harvey – Hawkstone Road, Roleystone

Following tonight's meeting it is understood that Council will make recommendation to the Minister for her approval. In the Comment News two weeks ago the Minister's view was made absolutely patent that she will approve it. I understand that she has argued that she has not made that decision yet but I have not been able to see any comment to this effect in a subsequent paper. Can you tell me where and how?

Mayor – That is something that will need to be taken up directly with the Minister.

5.12 Brian Betts – 17 Sophia Grove, Roleystone

I can tell you that the Minister's comment was on Page 8 and said something to the effect that she rescinded her earlier statement and it also stated that she did agree with the development. This was followed up with the Minister's PR staff and it was confirmed that another statement was made.

Mayor – As far as Council is concerned it is required to make a recommendation to the Minister.

How are we going to control fire and crime in the area if this development is to go ahead?

Mayor – These are issues that concern this Council everyday about every street.

5.13 Dale Roberts - Roleystone

Reference was made earlier that you will be getting more detailed reports before making a decision. So Councillors have not seen a report on this at all?

Mayor - Advice that has been received to date has been gathered and analysed by the staff. Based on this advice a report is being prepared for Councillors for a meeting next Tuesday night. Councillors have only dealt with a preliminary report prior to the proposal being advertised but as far as a report taking into account public submissions, consultants reports and statutory advice, this will only be forwarded to Councillors tomorrow night. On Saturday afternoon this report will be made public on the website and in the three libraries.

Are the Councillors going to be getting information from somebody that wasn't paid for by the developer on the environmental and health issues that have been raised tonight?

I MacRae – There are a number of stages that officers go through. The information to date will include information from the Department of Health, Department of Environment and Conservation and other agencies such as the Swan River Trust which are the government agencies that have their own technical expertise. Our own technical expertise relating to planning and engineering and additional matters that we have sought further information on from the developer's consultants will also be included. This constitutes the whole range of information which has been considered in putting forward a recommendation to Council. As to whether additional information should be sought on various aspects will be considered at each stage of the process.

5.14 Susan Towler – Robin Road, Roleystone

Regarding the EPA you actually put this up to the EPA and said that it was a low priority and that there was to be no appeal? The EPA said that their understanding was that Council had no problem with this subdivision and that there would be no right of appeal.

I MacRae – When an amendment is initiated, the first step before it is advertised is to seek the approval of the EPA and its determination as to whether it needs to be subject to an environmental assessment. EPA's advice was that it didn't require an assessment and indicated a number of environmental requirements i.e. foreshore reserve etc.

When the proposal was first approved there was a legal agreement in place that roads such as Thompson Road would be built to take the pressure off Croyden Road and why has that not been done?

Mayor – The legal agreement from the initial amendment on Council was that if the owner of the golf course estate constructs Old Albany Road to the point where it would intersect with Thompson Road then Council is required to construct Thompson Road and a bridge over the Canning River. The landowner and the Council need to make a judgment on the traffic issues and that has clearly been raised in most of the submissions on this latest amendment. Council's Technical Services officers will be providing advice to Council as part of this process.

This issue is also one of duty of care and if there is a fire hazard how can people exit only through Croyden Road?

Mayor – There are other exits which are not open all the time, i.e. fire gates that lead to Wymond Road.

MOTION-2

MOVED Susan Towler, SECONDED Sylvia Mason

That Council exercise duty of care in relation to roads, fire safety and the environment, in determining this zoning.

MOTION CARRIED

5.15 Sylvia Morno Yarnda Mnyrrinna – Buchanan Road & Rodgers Court, Roleystone

I would have liked Araluen Park to be a wildlife park and not a place where we waste water on tulips and of course cause extra traffic on our lovely narrow twisting roads, where the rain used to run into the bush and not into the drains. The other issues are prior to Araluen Golf Course Estate we were given assurances of no run-off of phosphates etc into the waterways and that has occurred. This comes back to duty of care to the Council in the kind of decisions that they make that impact upon not only our quality of life but the huge rates that are being paid. When I first moved into the area the rates were \$20 a year and the quality of life far superseded what it is today.

5.16 Paul Clune – Croyden Road, Roleystone

One keeps calling it an amendment to an existing zoning and others are alluding to it as a rezoning – which is it?

I MacRae – It is an amendment to the Town Planning Scheme that results in a change to the scheme map and a change to the scheme text which provides extra conditions. It's a rezoning because you rezone on a scheme map but the whole process is an amendment to the Town Planning Scheme.

It has been pointed out that the existing zoning provides the 41 land uses and this proposed amendment will crush this back to 7. The 30m buffer from the river is only a recommended distance suggested by the Minister. This same Minister for the last 2 years has been telling farmers that they had deemed wetlands and no building shall be within 100m from the wetlands which meant demolishing homesteads but very soon this policy was thrown out because of the upsurge. Hence, in this amendment we all agree that the Canning river should be protected, therefore can we ask Council to make this a 50m buffer and not be concerned about the building envelope.

Croyden Road has got 65 dwellings on it, if 180 units go up and this multiplied by an occupancy rate of 70% there will be 130 taking the total dwellings to 195 which is three times the number of current dwellings. That's the same as adding a duplex on every block on Croyden Road.

MOTION-3

MOVED Paul Clune, SECONDED Paul Mutton

That in Council's assessment of the amendment regarding Lot 62, can it apply a condition that buffer zones of 50m be required from all water courses (including ephemeral watercourses).

MOTION CARRIED

The Mayor clarified that one of the issues that would need to be considered in regard to the above would be a change in policy that would impose the 50m buffer zone on everybody.

5.17 Grant Nixon – Slab Gully Road and also Gardens Manager at Araluen Park

As an add-on to the traffic issue, the Park has had about a 100,000 visitors to the Park which obviously comes down Croyden Road. In 2009 the Araluen Botanic Park Foundation has been asked to give up the Park to the Botanic Gardens & Parks Authority and is talking about free entry to Araluen. When that was done to Whiteman Park, visitors increased from 100,000 to 300,000.

5.18 Patrick Weir – Brookton Highway, Roleystone

The Canning Valley and the Swan Valley are the only two valleys that we have in the metropolitan region and as such the Canning River and the valley is extraordinarily important to the whole of the population of Perth. 1km of that river in its most approachable area on the road through the Canning Valley is to be converted into something that the local people believe is not a good use of that land. The Canning

valley is immensely important, it is the largest geographical feature and it seems to me that it is coming down to one person's right to have a km of the land for their use and for their profit versus the people of the metropolitan area. In balance it needs to be looked at not just by the local Council and people but by the Government of WA in the interests of the people of WA. A larger perspective needs to be applied by both the Council and ourselves to achieve something that is worthwhile for the people of WA.

5.19 Clive Lutman – Armenti Road, Roleystone

Recently when driving along Croyden Road towards Brookton Highway there was a traffic jam from Heritage Drive all the way to Brookton Highway and this was traffic from the current Golf Estate and Araluen Park. Clearly this shows that the roads are inadequate to cope with additional traffic on busy weekends. No one wants a highway through the area and petitioners are aghast that such a rezoning and subsequent development could even be considered for the area. Petitioners are not only local but from all over WA, Australia and the world.

The second point is that Council may not be aware that past and current owners have not made any attempt on weed control. There is very heavy weed infestation on the Golf Estate that is not being dealt with. We live on the eastern end of adjoining lot 62 and there are heavy outbreaks of blackberry, pampas grass and if you walk along the footpath on Croyden Road there's watsonia and many other weeds. As the owners have not shown any environmental responsibility to date they should be precluded from even making any further application to Council.

Mayor – Unfortunately according to the law this criteria cannot be applied but the comment has been noted.

5.20 Liz Smith – Church Avenue, Armadale

Under the current zoning of the property there are some 41 land uses that are possible, how many of those land uses can be combined on the one piece of land without the 33ha being subdivided.

Mayor – This could be all that the amendment will allow plus a few more. There are uses on the table which are quite contradictory to one another.

5.21 Bill Scott – Wymond Road, Roleystone

My reading of the amendment documents is that all of those uses that are mentioned are actually uses that are still allowed and you are pretending that there are only going to be 7 remaining when all this happens and cannot see any developer proposing such a development if all its going to do is restrict the development that he might have. It doesn't make sense. I would like to be very sure that this amendment is going to bring about further restriction as the way I read it that it is actually disallowing restrictions which means allowing more things to happen.

I MacRae – To use an analogy with the other restricted use zones – the City has two current restricted use zones that are within the Kelmscott Local Centre – it's a District Shopping Centre – the north side and the south side have all the rights of the local District Centre but they have a restricted use over them so they cannot develop a fast food enterprise – the motivation here was to make Kelmscott into a more attractive centre controlling the uses and getting rid of those that proliferate along highways. This is what is being proposed for this amendment and that is to restrict the uses on this particular property.

5.22 Elaine de Ruiter – Incana Court, Kelmscott

I feel that we have an obligation here and would like to applaud what has been said and feel strongly that we need to look after the Canning valley and feel a bit worried that Council has already made up its mind. I have always had the impression that Council officers are powerful people and at this time would like to appeal to the Councillors that represent the people to please consider the feelings of the people of the City which tonight clearly says that we would much rather have the valley in its natural state.

5.23 Diane Lutman – Armenti Road, Roleystone

I'd like to ask Patrick to make a motion to the Council that we should be approaching the State Government who should be doing this and try to get that land which is environmentally fragile saved for our heritage.

5.24 Patrick Weir – Brookton Highway, Roleystone

I appreciate the vote of confidence and what I have said is based on a lot of experience over many years of politics. To get a win-win outcome for the people of WA, Armadale, Roleystone and more importantly the Canning valley I would like to put the following motion and request that this be moved by the Mayor. The problem of retention and public use of Lot 62 needs to be solved and councilors should feel free to debate and decide on that issue at some future point to represent the feelings of the people of WA.

MOTION-4

MOVED Cr Reynolds, SECONDED Patrick Weir

That the attendees at this meeting of electors of the City of Armadale request that the State Government acquire Lot 62 Croyden Road for public purposes.

MOTION CARRIED UNANIMOUSLY

5.25 Francis Huff – Croyden Road, Roleystone

Why has Enchanted Valley agreed to wait for rezoning if they are actually being restricted by what they can do – what's in it for them to wait for this rezoning?

I MacRae – The owner was advised by Council officers and their consultants to go through this more expensive but more responsible process to get it right. Some consultants would have recommended that the owner put a DA on the table.

5.26 Paul Mutton – Raeburn Road, Roleystone

I would like to thank all the Councillors for attending the meeting. I've become a lot more aware of processes after reading documents such as the Town Planning Scheme, Rural Strategy, Land Use Strategy etc. I would like to ask that Council consider these planning documents relating to the Town Planning Scheme and give it serious consideration as to the vision that they are trying to achieve for the area and vote in accordance with those documents and in doing so recognize that this development actually goes against the objectives and the vision of the Armadale City's Town Planning Scheme and related documents.

MOTION-5

MOVED Paul Mutton, SECONDED Bill Scott

That the Council must vote against the proposed amendment on the grounds that the large scale commercial development of this site contravenes the City's vision for the land as expressed in the latest Town Planning Scheme associated City planning documents and the Caveat deed on the subject lot.

MOTION CARRIED

6 CLOSURE

In conclusion, the Mayor thanked the public for attending and councillors have heard all the issues that have been raised. Submissions on the amendment and decisions of tonight's meeting and officer's recommendations will be summarised in the report to Council which councillors will receive tomorrow night. This will be considered at Tuesday night's Development Services Committee meeting and a recommendation will be put forward for the Council meeting on 16th October.

The Mayor thanked the public for their attendance and declared the meeting closed at 9.20 pm.

Attachments

A-1 Powerpoint Presentation made at the Special Meeting of Electors held on 5th October 2006

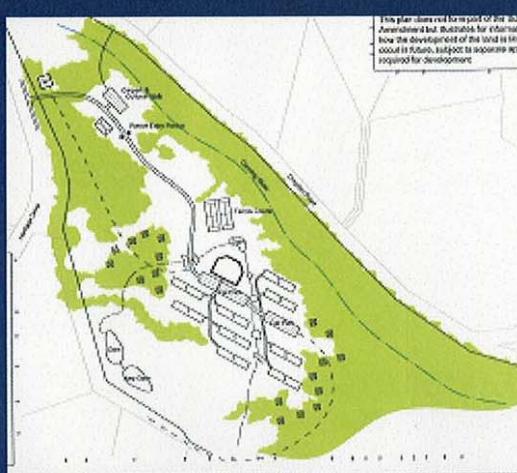
Special Meeting of Electors

Lot 62 Croyden Road, Roleystone

Developer's proposal

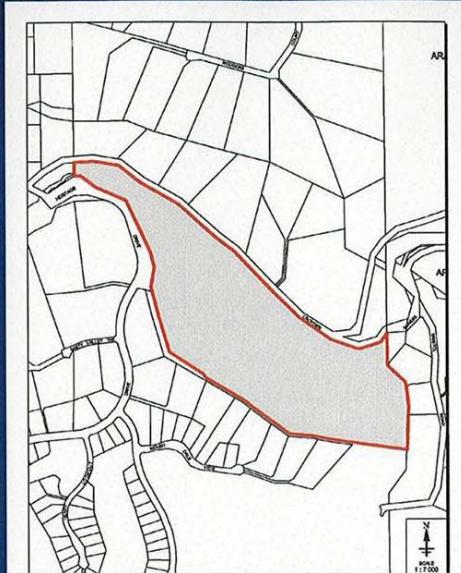
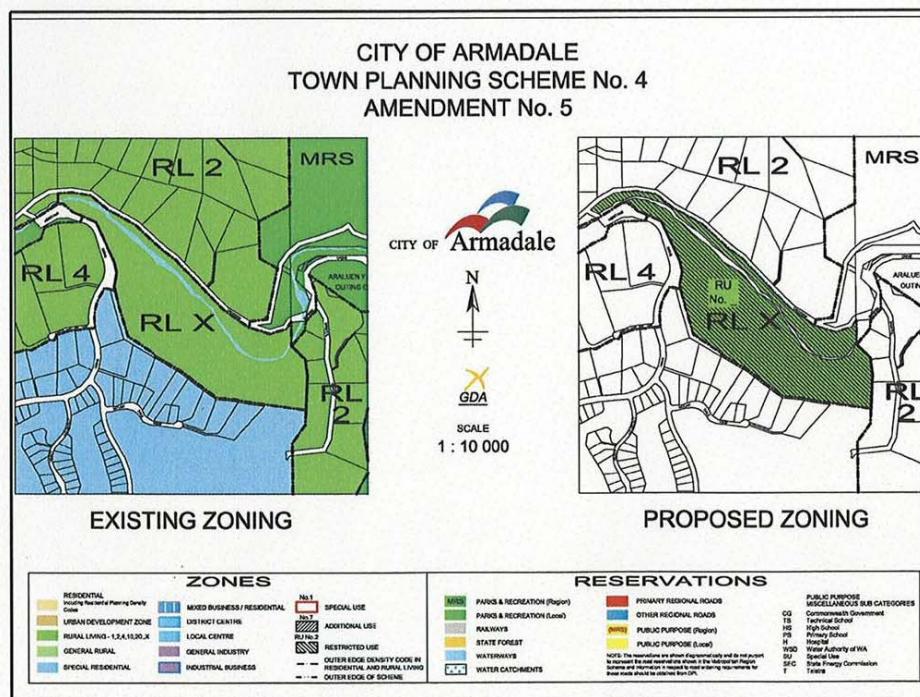
Proposed staged development
of a high quality resort
including:

- 160 units in nine modules
of up to two stories high
- 19 eco-style chalets
- Resort centre
- Recreation centre (gym,
pool, tennis court)
- Gallery and cultural centre



Need for Scheme Amendment

- Amendment needed to better manage the proposed development.
- To make Lot 62 subject to **Restricted Use** provisions.
- To **restrict** the range of things Lot 62 can be used for (reduce from 41 to 7 uses)
- To **impose conditions** on the development of Lot 62.

The Amendment

- 34 uses to be 'X' (prohibited).
- Uses permitted with Council approval - Holiday Accommodation, Dam construction, Reception Centre, Recreation Private, and Restaurant.
- Holiday Accommodation Resort to be permitted subject to conditions requiring:
 - giving up foreshore reserve,
 - preparing plans for the management of fire, the foreshore, nutrients and irrigation, the retention of trees and landscaping,
 - the undertaking of road works and
 - the receipt of approval for effluent disposal from Health and Environment Departments.

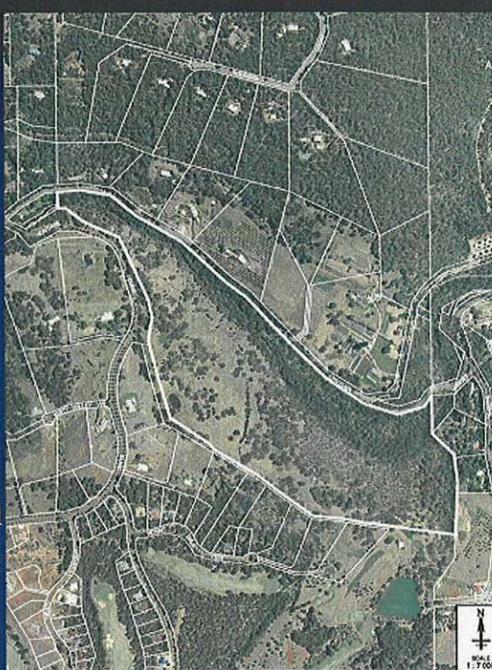
Current zoning

- The land is currently zoned **Rural Living X**
- 4 uses are permitted and 37 uses permitted with Council approval.
- Council may approve all the uses currently proposed for the Holiday Accommodation Resort.
- A development application could be submitted for the uses shown on the Concept Plan without the Scheme being changed.
- Comment on the application would be sought for 14 days and a decision made within 60 days – with appeal to the State Administrative Tribunal.

Agriculture – Extensive	Home Business
Agriculture – intensive	Home Occupation
Agroforestry	Home Office
Ancillary Accommodation	Hospital
Animal Husbandry	Industry – Cottage
Bed and Breakfast	Industry – Rural
Child Care Premises	Occasional Uses
Civic Use	Place of Worship
Club Premises	Plantation
Commercial Vehicle	
Parking	Private recreation
Community Purpose	Reception centre
Consulting rooms	Recreation – Domestic
Dam construction	Recreation – Public
Display Home Centre	Residential Building
Educational Establishment	Restaurant
Family Day Care	Rural Pursuit
Fuel Depot	Single House
Function centre	Storage
Garden Centre – retail	Telecommunications
Holiday accom.	Veterinary Centre
	Winery.

Lot 62

- Over 33 hectares in area – 1350m long and 370m deep.
- Canning River passes through property.
- One third cleared – used for grazing over a number of years.
- A legal agreement with the City (and caveat) requires that the lot not be subdivided without the City's consent.



Requirements at rezoning and development

Information required at rezoning stage

- Traffic impact
- Preliminary studies:
 - Geotechnical study
 - Environmental studies (vegetation, soils, hydrology)
 - Wastewater treatment plant
 - Stormwater management
- These studies and the submissions have resulted in clarification of the conditions required to allow the development to proceed

Requirements at development stage

- Wastewater treatment plant design
 - Stormwater/drainage management
 - Foreshore management plan
 - Fire management plan
 - Landscape and visual protection
- Possibly also:
- Resort Design standards
 - Size restrictions
 - Noise management requirements
 - Sedimentation and erosion management requirements
 - Construction management requirements

Amendment process

- Amendment advertised from June 7 to July 19 - extended to August 2nd.
- 105 submissions and 8 late submissions received.
- Special Meeting of Electors - 5th October
- Council considers:
 - Resolutions of Special Meeting of Electors
 - Amendment submissions
 - Amendment modifications and additional conditions.
- Council recommends to WAPC and Minister whether the Amendment should be finalised and if so whether the conditions should be modified.
- If and when Amendment finalised a development application would be required.

Development application

Following Amendment

- Landowner decides whether to proceed
- Submit DA with information required by Scheme including approvals from Health and DEC for Wastewater plant
- Advertise DA
- Council determines DA and applies conditions
- Conditions may be appealable to SAT
- Prepare plans for control of impacts of development as required by Scheme.
- Commence development
- Undertake works and further plans prior to occupation as required by Scheme.

No Amendment

- Landowner could decide not to develop
- Submit DA
- Advertise DA
- Council determines DA and applies appropriate conditions:
 - Design
 - Impacts
 - Works required
 - Plans to be undertaken
 - Services required
- Conditions may be appealed to SAT.
- Commence development





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City of Armadale

Statement of Financial Activity

City of Armadale
Statement of Financial Activity
For the period 1 July 2006 to 30 September 2006

Particulars	Notes / Tables	2006-2007 Revised Budget	30 September 2006 YTD Budget	30 September 2006 YTD Actual	Material Variance Indicator
		\$	\$	\$	
Operating Revenue					
Chief Executive's Office					
Chief Executive Officer		0	0	440	
Human Resources		0	0	0	
Public Relations		0	0	0	
Community Services					
Community Services		0	0	0	
Community Development	2	77,400	10,249	593,846	Revenue Up
Libraries and Heritage		87,700	21,921	30,138	
Rangers and Emergency		392,000	97,963	79,341	
Recreation	2	709,391	172,938	33,256	Revenue Down
Corporate Services					
Corporate Services	2	2,620,021	662,290	728,893	Revenue Up
Budgeting		132,090	33,006	0	
Finance		0	0	0	
Governance and Administration		170,423	42,594	46,343	
Information Technology		0	0	0	
Rates	2	21,874,658	21,189,088	21,458,810	Revenue Up
Development Services					
Development Services		0	0	0	
Building	2	385,900	125,618	248,783	Revenue Up
Environmental Planning	2	59,400	0	(50,867)	Revenue Down
Health		92,100	24,665	28,372	
Planning	2	308,700	77,139	210,051	Revenue Up
Project Co-ordination	2	1,500,000	374,850	852,407	Revenue Up
Technical Services					
Technical Services		33,600	1,149	0	
Asset Management		0	0	0	
Civil Works	2	3,265,873	9,480	1,363,182	Revenue Up
Engineering and Design		518,262	129,513	172,069	
Infrastructure Planning		0	0	0	
Parks		0	0	6,800	
Property		0	0	0	
Subdivisions		63,100	15,768	42,138	
Support		0	0	0	
Waste	2	4,394,843	4,319,836	3,759,221	Revenue Down
Total Operating Revenue		36,685,461	27,308,067	29,603,222	

September 2006 Monthly Financial Report

Statement of Financial Activity (continued)

City of Armadale
Statement of Financial Activity
For the period 1 July 2006 to 30 September 2006

Particulars	Notes / Tables	2006-2007	30 September 2006	30 September 2006	Material Variance Indicator
		Revised Budget	YTD Budget	YTD Actual	
		\$	\$	\$	
Operating Expense					
Chief Executive's Office					
Chief Executive Officer		(1,212,869)	(316,248)	(262,155)	
Human Resources		(501,117)	(127,176)	(97,533)	
Public Relations		(292,935)	(73,607)	(36,099)	
Community Services					
Community Services		(258,487)	(65,747)	(47,245)	
Community Development		(890,666)	(226,980)	(148,459)	
Libraries and Heritage		(1,757,779)	(453,047)	(400,558)	
Rangers and Emergency		(1,001,511)	(257,659)	(240,642)	
Recreation		(1,252,579)	(316,722)	(238,722)	
Corporate Services					
Corporate Services		(723,872)	(180,664)	(101,967)	
Budgeting		(7,207,202)	(1,801,038)	(1,813,418)	
Finance		(537,600)	(136,175)	(45,843)	
Governance and Administration		(802,800)	(209,198)	(177,626)	
Information Technology		(1,319,900)	(331,017)	(383,116)	
Rates		(531,100)	(195,408)	(147,819)	
Development Services					
Development Services		(351,453)	(89,300)	(101,717)	
Building		(667,961)	(172,327)	(159,851)	
Environmental Planning		(212,181)	(54,029)	(40,877)	
Health		(574,612)	(148,821)	(127,368)	
Planning		(1,326,735)	(339,132)	(255,116)	
Project Co-ordination		(83,360)	(21,358)	(16,527)	
Technical Services					
Technical Services	2	(1,364,356)	(346,355)	(228,354)	Expense Down
Asset Management		(325,450)	(82,683)	(32,400)	
Civil Works		(1,702,664)	(456,782)	(527,183)	
Engineering and Design	2	(1,909,761)	(481,876)	(238,124)	Expense Down
Infrastructure Planning		(387,961)	(98,576)	(32,141)	
Parks	2	(3,337,235)	(853,555)	(685,282)	Expense Down
Property	2	(1,604,791)	(407,616)	(535,583)	Expense Up
Subdivisions		(110,373)	(28,758)	(24,470)	
Support	2	(55,708)	(71,749)	(243,126)	Expense Up
Waste		(3,540,000)	(892,576)	(864,571)	
Total Operating Expense		(35,845,018)	(9,236,179)	(8,253,891)	

City of Armadale

Statement of Financial Activity (continued)

City of Armadale
Statement of Financial Activity
For the period 1 July 2006 to 30 September 2006

Particulars	Notes / Tables	2006-2007 Revised Budget	30 September 2006 YTD Budget	30 September 2006 YTD Actual	Material Variance Indicator
		\$	\$	\$	
Non-Operating Revenue					
Corporate Services					
Corporate Services		2,687,090	0	0	
Development Services					
Planning		600,000	0	0	
Technical Services					
Support	2	772,276	350,216	139,404	Revenue Down
Total Non-Operating Revenue		4,059,366	350,216	139,404	
Capital Expense					
Community Services					
Community Services		(600)	(150)	0	
Libraries and Heritage		(28,700)	(7,173)	0	
Rangers and Emergency		(59,851)	(14,958)	0	
Corporate Services					
Corporate Services		(25,000)	(6,249)	0	
Governance and Administration		(51,435)	(12,855)	0	
Development Services					
Building		(1,100)	(276)	0	
Health		(1,100)	(276)	0	
Planning		(618,200)	(4,551)	(60,297)	
Project Co-ordination		(1,416,640)	0	0	
Technical Services					
Technical Services		(6,000)	(6,000)	0	
Civil Works	2	(10,322,733)	(756,562)	(993,411)	Expense Up
Parks		(736,926)	(67,727)	(128,020)	
Property	2	(1,090,307)	(444,469)	(10,096)	Expense Down
Support	2	(2,332,728)	(754,577)	(404,006)	Expense Down
Total Capital Expense		(16,691,320)	(2,075,823)	(1,595,829)	
Non-Operating Expense					
Corporate Services					
Corporate Services		(2,226,820)	(79,250)	0	
Total Non-Operating Expense		(2,226,820)	(79,250)	0	
Adjustments for Non-Cash Items Written Back					
Profit and Loss		(128,799)	(32,184)	0	
Depreciation		8,245,911	2,060,631	2,117,911	
Total Adjustments for Non-Cash Items		8,117,112	2,028,447	2,117,911	
Suspense Items Yet To Be Applied					
Opening Surplus / (Deficit)		0	0	(45,174)	
Closing Surplus / (Deficit)		5,642,938	5,642,938	5,642,938	
		(258,281)	23,938,416	27,808,580	

September 2006 Monthly Financial Report

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 management units:

Chief Executive Officer

Includes the administration of the Chief Executive's Office and the Members of Council, including fees, expenses and allowances paid to Members. Overseen by the Chief Executive Officer.

Human Resources

Includes the administration and co-ordination of all corporate Human Resource related matters, including corporate training, occupational safety and health advisement, and staff recruitment. Overseen by the Human Resources Manager.

Public Relations

Includes all facets of corporate marketing and promotion, including newsletters, media releases, corporate image development and marketing plans. Overseen by the Public Relations Co-ordinator.

Community Services

Includes the administration of the Executive Director of Community Services' Office, including specialist projects relating to the Community Services Directorate. Overseen by the Executive Director of Community Services.

City of Armadale

Notes to the Statement of Financial Activity (continued)

1 Statement of Objective (continued)

Community Development

Includes the administration and operation of services relating to indigenous support, volunteers, youth, aged and disabled, and community development. Overseen by the Manager of Community Development.

Libraries and Heritage

Includes the administration and operation of local libraries, museums, historical facilities and tourism information offices. Overseen by the Manager of Libraries and Heritage Services.

Ranger and Emergency

Includes the administration and operation of fire prevention services, animal control, voluntary emergency service groups, the control of off-road vehicles, enforcement of local laws and vehicle impoundment. Overseen by the Manager of Ranger and Emergency Services.

Recreation

Includes the administration and operation of halls, public swimming pools, indoor and outdoor sporting complexes, recreational programs, festivals and anniversary celebrations. Overseen by the Manager of Recreation Services.

Corporate Services

Includes the administration of the Executive Director of Corporate Services' Office, including specialist projects relating to the Corporate Services Directorate. Overseen by the Executive Director of Corporate Services.

Budgeting

Includes the administration of non-cash expenditure and revenue associated with local government accounting requirements, including profit and loss and depreciation. Overseen by the Budget / Accounting Officer.

Finance

Includes the administration and operation of all corporate finance related matters, including cash receipting, billing, investment of funds, payment of creditors, and the corporate finance systems. Overseen by the Senior Accounting Officer.

September 2006 Monthly Financial Report

Notes to the Statement of Financial Activity (continued)

1 Statement of Objective (continued)

Governance and Administration

Includes the provision of governance services, such as preparation of policy documents, annual report, statutory reviews and the maintenance of statutory registers. The area also includes the administration of the corporate office requirements, including telephone systems and reception, record keeping, photocopying, stationery, and insurance related matters. Overseen by the Manager of Governance and Administration.

Information Technology

Includes the provision, operation and maintenance of the corporate computer systems, including software management, hardware management, printing and consumables and communications networks. Overseen by the Manager of Information Technology.

Rates

Includes the administration, and maintenance of, rate records and rating valuations. This management unit, whilst overseeing all Rate Revenue does not include the Rate Revenue in any calculations. Overseen by the Senior Rates Officer.

Development Services

Includes the administration of the Executive Director of Development Services' Office, including specialist projects relating to the Development Services Directorate. Overseen by the Executive Director of Development Services.

Building

Includes the administration, inspection and operations concerned with application of building standards, including the examination, processing and inspection of buildings, building sites and swimming pools. Overseen by the Building Services Manager.

Environmental Planning

Includes the administration, inspection and operation of environmental concerns including flood mitigation works, river bank restoration, bush land redevelopment, water catchment maintenance and soil and air conservation. Overseen by the Senior Environmental Planner.

Health

Includes the administration, inspection and operations of programs concerned with the general health of the community and includes the provision of immunisation programs, inspection and licencing of food premises and conducting preventative service programs. Overseen by the Health Services Manager.

City of Armadale

Notes to the Statement of Financial Activity (continued)

1 Statement of Objective (continued)

Planning

Includes the administration, inspection and operation of town planning and regional development services including the preparation of town planning development schemes, zoning considerations and maintenance of geographic information systems (GIS). Overseen by the Planning Services Manager.

Project Co-ordination

Includes the administration and application of major planning projects, currently the North Forrestdale Developer Contribution Scheme. Overseen by the Project Co-ordinator.

Technical Services

Includes the administration of the Executive Director of Technical Services' Office, including specialist projects relating to the Technical Services Directorate. Overseen by the Executive Director of Technical Services.

Asset Management

Includes the monitoring and recording of Council's assets, including infrastructure, and the development of plans for their maintenance and redevelopment. Overseen by the Asset Management Co-ordinator.

Civil Works

Includes the administration, regulation, maintenance and construction associated with the provision of streets, roads, bridges, pathways, drainage, and associated components, under the control of the City. Overseen by the Manager of Civil Works.

Engineering and Design

Includes the engineering analysis and associated design of Council works, generally associated with Civil Works, Parks and Subdivisions. Also includes the administration of Council's private crossovers program. Overseen by the Manager of Engineering and Design.

Infrastructure Planning

Includes the planning associated with new infrastructure assets including those relating to the Civil Works and Subdivision areas. Overseen by the Manager of Technical Services.

Parks

Includes the maintenance and construction associated with the provision of recreation grounds, parks, gardens, streetscapes, road verges and roundabouts. Overseen by the Manager of Parks.

September 2006 Monthly Financial Report

Notes to the Statement of Financial Activity (continued)

1 Statement of Objective (continued)

Property

Includes the provision and maintenance of Council's built assets such as community facilities, sporting clubs and pavilions, public halls and centres, administration centres, and emergency service facilities. Overseen by the Manager of Property Services.

Subdivisions

Includes the planning and engineering requirements associated with new subdivisions. Overseen by the Subdivision Engineer.

Support

Includes the maintenance and provision of the works depot, machinery and equipment of the City, and inventory such as fuel, oil and road construction materials. Overseen by the Co-ordinator of Support Services.

Waste

Includes the administration and operation of refuse collection and disposal services, including general, recyclable and green waste collection services and associated waste disposal sites. Overseen by the Co-ordinator of Waste Services.

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, it is important to note that, whilst many accounts will influence the overall variance, only those accounts within the affected management unit significantly contributing to the variance will be highlighted.

City of Armadale

Notes to the Statement of Financial Activity (continued)

2 Material Variance Explanation (continued)

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

The parts are:

1. Period Variation

Relates specifically to the value of the Variance between the Budget and Actual figures for the period of the report.

2. Primary Reason

Explains the primary reasons for the period Variance. As the report is aimed at a higher level analysis, minor contributing factors are not reported.

3. Budget Impact

Forecasts the likely \$ impact on the Annual Budget position. It is important to note that figures in this part are 'indicative only' at the time of reporting, for circumstances may subsequently change.

September 2006 Monthly Financial Report

Notes to the Statement of Financial Activity (continued)

2 Material Variance Explanation (continued)

Operating Revenue (Up)

1 Community Development

- **Period Variation** – Period actual is greater than period budget by \$583,597.
- **Primary Reason** – Receipt of unbudgeted contribution monies directly associated with the relocation of Minnawarra House and Orchard House. The proposal will be the subject of a report to Council in the near future.
- **Budget Impact** – Nil, as the contribution will have matching expense.

2 Corporate Services

- **Period Variation** – Period actual is greater than period budget by \$66,603.
- **Primary Reason** – Receipt of an unbudgeted reimbursement relating to the Diesel Fuel Rebate Scheme. Changes in legislation have meant that the City is now eligible to claim Diesel Fuel Rebates on vehicles and in instances not previously applicable under prior legislation. This initial impact is a 'one-off' as retrospective claims have been permitted. It is anticipated that previous claims in future years will provide additional funds, although the impact should be minimal.
- **Budget Impact** – Additional revenue of \$60k.

3 Rates

- **Period Variation** – Period actual is greater than period budget by \$269,722.
- **Primary Reason** – Extra rate revenue at the rates strike and a greater level of interim rates activity than anticipated for this time of the year. The extra funds associated with the rates strike are from interim rates received just prior to the cut-off period for the strike. They therefore represent interim rates, albeit they were posted into the system as being part of the original rates strike. It is unknown, at this stage, whether the levels of interim rates is in accordance with estimates for the 2006-2007 Financial Year and have simply occurred earlier than anticipated, or whether they represent a better-than-budget position for the end-of-year position.
- **Budget Impact** – Nil at this time, to be reviewed by February / March 2007.

4 Building

- **Period Variation** – Period actual is greater than period budget by \$123,165.
- **Primary Reason** – A higher than anticipated level of building activity.
- **Budget Impact** – Additional revenue of \$200k, to be reviewed by February / March 2007.

City of Armadale

Notes to the Statement of Financial Activity (continued)

2 Material Variance Explanation (continued)

Operating Revenue (Up) (continued)

5 Planning

- Period Variation – Period actual is greater than period budget by \$132,912.
- Primary Reason – A higher than anticipated level of planning activity. Specific areas include Scheme Amendments (~\$22k), Town Planning Fines (~\$32k) and Development Applications (~\$71k) as shown in the table below:

Account Description	Period		Annual
	Actual	Budget	Budget
Scheme Amendment Fees	27,560	5,424	21,700
Town Planning Fines	32,903	1,447	5,800
Development Applications	121,488	50,379	201,600

- Budget Impact – Additional revenue of \$107k at this time, to be reviewed by February / March 2007.

6 Project Co-ordination

- Period Variation – Period actual is greater than period budget by \$477,557.
- Primary Reason – Start-up and Preliminary Contributions for the North Forrestdale Project are in excess of expected period estimates.
- Budget Impact – Nil, as the North Forrestdale Project is to be fully funded by contributions and so any revenue will be directly offset with matching expense.

7 Civil Works

- Period Variation – Period actual is greater than period budget by \$1,353,702.
- Primary Reason – Grant funds received earlier than anticipated, as shown below:

Account Description	Period		Annual
	Actual	Budget	Budget
State Black Spot Grants	109,160	0	253,400
Direct Road Grants	127,075	0	123,000
Roads to Recovery Grants	536,231	0	860,462
Grants Commission Road Fund Grants	192,871	0	720,000
Local Government Road Fund Grants	266,509	0	746,067

- Budget Impact – Nil at this time.

September 2006 Monthly Financial Report

Notes to the Statement of Financial Activity (continued)

2 Material Variance Explanation (continued)

Operating Revenue (Down)

1 Environmental Planning

- Period Variation – Period actual is less than period budget by \$50,867.
- Primary Reason – Previous financial year accrual of annual Landcare contribution. Each year Council is required to invoice for the Landcare services it provides. This invoice has not yet been produced even though the monies have been brought to account in the previous financial year. Finalisation of the invoice for the \$50k will occur in the near future, bringing this account back into balance.
- Budget Impact – Nil.

2 Waste

- Period Variation – Period actual is less than period budget by \$560,615.
- Primary Reason – Brookdale site entry fees are lower than expected for the period. The budget allocation for the Brookdale site entry fees does not appear to have been apportioned in a manner that reflects the pattern of usage and will need to be adjusted. It is anticipated that, at this stage, budgeted revenue for the annual period will still be met.
- Budget Impact – Nil.

Operating Expense (Down)

1 Technical Services

- Period Variation – Period actual is less than period budget by \$118,001.
- Primary Reason – Less than expected Street Lighting expense and Street Lighting works.
- Budget Impact – Nil at this time, to be reviewed by February / March 2007.

2 Engineering and Design

- Period Variation – Period actual is less than period budget by \$243,752.
- Primary Reason – Crossover construction not occurring at the expected rate. At the beginning of the financial year the City had a \$1.3m liability to carry out crossover works (all of which are funded by occupiers). To date \$120k has been expended.
- Budget Impact – Nil.

City of Armadale

Notes to the Statement of Financial Activity (continued)

2 Material Variance Explanation (continued)

Operating Expense (Down) (continued)

3 Parks

- Period Variation – Period actual is less than period budget by \$168,273.
- Primary Reason - Current weather patterns have meant that maintenance works in a number of areas have not required the levels as proposed in the Budget, as shown below:

Account Description	Period		Annual
	Actual	Budget	Budget
Road Shoulders and Verges	45,313	72,063	288,450
Roundabouts	7,862	50,490	202,050
Dry Parks	9,004	86,487	345,944

- Budget Impact – Nil at this time, to be reviewed by February / March 2007.

Operating Expense (Up)

1 Property

- Period Variation – Period actual is greater than period budget by \$127,967.
- Primary Reason – Earlier than scheduled maintenance works in the following groups of facilities:

Account Description	Period		Annual
	Actual	Budget	Budget
Public Halls	58,904	38,538	154,186
Pavilions	72,022	41,469	165,653
Libraries	67,177	45,465	181,937
Depot Buildings	48,836	12,693	50,801
Heritage Buildings	46,815	24,219	96,905

- Budget Impact – Nil at this time, to be reviewed by February / March 2007.

2 Support

- Period Variation – Period actual is greater than period budget by \$163,266.
- Primary Reason – A number of internal plant cost allocations have yet to occur. This will be rectified in the near future.
- Budget Impact – Nil.

September 2006 Monthly Financial Report

Notes to the Statement of Financial Activity (continued)

2 Material Variance Explanation (continued)

Non-Operating Revenue (Up)

Nil

Non-Operating Revenue (Down)

1 Support

- Period Variation – Period actual is less than period budget by \$210,812.
- Primary Reason – Lesser number of vehicle disposals than anticipated. The number of vehicles for purchase has not changed. Similar under-expense in the Capital Expense area for Support is occurring.
- Budget Impact – Nil.

Capital Expense (Down)

1 Property

- Period Variation – Period actual is less than period budget by \$434,373.
- Primary Reason – Delays in scheduled works, primarily the Administration Centre refurbishment. At this stage it is anticipated that all scheduled works will still occur.
- Budget Impact – Nil.

2 Support

- Period Variation – Period actual is less than period budget by \$350,571.
- Primary Reason – Lesser number of vehicle changeovers than anticipated. The number of vehicles for purchase has not changed. Similar under-revenue in the Non-Operating Revenue for Support is occurring.
- Budget Impact – Nil.

Capital Expense (Up)

1 Civil Works

- Period Variation – Period actual is greater than period budget by \$236,849.
- Primary Reason – Earlier than anticipated works, particularly in the following areas:

Account Description	Period		Annual Budget
	Actual	Budget	
New Roads	34,926	0	1,157,400
Reconstruct Roads	863,304	756,562	3,977,200
Traffic Calming Installation	99,141	0	355,700

- Budget Impact – Nil, although budget variations between projects may be required.

City of Armadale

Net Current Asset Position

City of Armadale
Net Current Asset Position
For the period 1 July 2006 to 30 September 2006

	Notes / Tables	Brought Forward 1 July	2006-2007 Revised Budget	30 September 2006 YTD Actual
\$ \$ \$				
Current Assets				
Cash - Unrestricted	1	9,507,807	3,444,595	18,150,233
Cash - Restricted	2	5,097,121	5,013,434	5,444,994
Cash - Reserves	3	4,708,743	5,169,273	4,726,184
Receivables and Accruals	4	1,851,938	1,438,974	13,189,136
Inventories	5	91,183	100,000	106,681
		21,256,792	15,166,276	41,617,228
Less Current Liabilities				
Creditors and Accruals	6	(5,807,990)	(5,241,850)	(3,837,470)
Sundry Deposits and Bonds	7	(1,758,150)	(1,758,150)	(2,123,421)
Interest Bearing Liabilities	8	(233,934)	(317,000)	(234,072)
Provisions	9	(2,274,574)	(2,220,743)	(2,274,574)
		(10,074,648)	(9,537,743)	(8,469,537)
Net Current Asset Position (Prior to Adjustment)		11,182,144	5,628,533	33,147,691
Adjustments				
Additions				
Sundry Deposits and Bonds		1,758,150	1,758,150	2,123,421
Interest Bearing Liabilities		233,934	317,000	234,072
Provisions		2,274,574	2,220,743	2,274,574
Subtractions				
Cash - Restricted		(5,097,121)	(5,013,434)	(5,444,994)
Cash - Reserves		(4,708,743)	(5,169,273)	(4,726,184)
Net Current Asset Position		5,642,938	(258,281)	27,608,580

September 2006 Monthly Financial Report

Notes to the Net Current Asset Position

City of Armadale
Notes / Tables to the Net Current Asset Position
For the period 1 July 2006 to 30 September 2006

	Notes / Tables	30 September 2006 YTD Actual	2006-2007	Brought Forward
			Revised Budget	1 July
		\$	\$	\$
1	Cash - Unrestricted			
	Cash at Bank	5,023,528	3,444,595	9,500,792
	Cash in Investments	13,122,002	0	0
	Cash on Hand	7,715	0	7,015
	Dishonoured Cheques	(3,012)	0	0
		18,150,233	3,444,595	9,507,807
2	Cash - Restricted			
	Provisions	2,042,832	1,993,942	2,077,629
	Sundry Deposits and Bonds	2,123,422	1,758,150	1,758,150
	Unspent Grants	17,398	0	0
	Public Open Space	792,570	792,570	792,570
	North Forrestdale Project Funds	146,611	146,611	146,611
	Works Contributions	322,161	322,161	322,161
		5,444,994	5,013,434	5,097,121
3	Cash - Reserves			
	Cash at Bank	464	5,169,273	4,708,743
	Reserve Cash in Investments	4,725,720	0	0
		4,726,184	5,169,273	4,708,743
4	Receivables and Accruals			
	Prepayments	4,345	5,000	9,062
	Revenue in Advance	430,231	0	(430,231)
	Accrued Revenue	127,602	400,000	419,004
	Debtors - Rates	9,422,370	(300,000)	(397,781)
	Debtors - Sanitation (Rates)	441,387	25,000	43,197
	Debtors - Swimming Pool Inspection Levy	6,645	500	462
	Debtors - Instalment Fees and Charges	190,677	2,200	2,498
	Debtors - ESL (Rates)	355,660	17,000	19,115
	Debtors - ESL Interest	126	100	193
	Debtors - Rebate Generated (Rates)	1,567,933	0	0
	Debtors - Rebate Claimed (Rates)	(598,763)	0	0
	Debtors - Rebate Generated (ESL)	186,962	0	0
	Debtors - Rebate Claimed (ESL)	(91,681)	0	0
	Debtors - General	1,032,730	1,160,424	2,075,761
	Debtors - Employees	749	2,500	3,657
	Debtors - Libraries	20,565	17,000	16,989
	Debtors - Rangers (Legacy)	95,271	92,000	93,249
	Debtors - Fire	6,923	9,000	10,200
	Debtors - Animals	79,900	76,000	76,679
	Debtors - Parking	21,886	22,000	21,982
	Debtors - Litter	9,847	10,000	9,631
	Debtors - Off Road Vehicles	149	50	49
	Debtors - Health	0	100	100
	Debtors - Goods and Services Tax	0		0
	Debtors - Thoroughfares	0	100	500
	Doubtful Debts Provision	(122,378)	(100,000)	(122,378)
		13,189,136	1,438,974	1,851,938

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 2006 to 30 September 2006

	Notes / Tables	30 September 2006 YTD Actual	2006-2007	Brought Forward
			Revised Budget	1 July
		\$	\$	\$
5 Inventories				
Depot Stock		106,681	100,000	91,183
		106,681	100,000	91,183
6 Creditors and Accruals				
Goods and Services Tax		71,523	100,000	90,704
Trade Creditors		(1,715,648)	(2,000,000)	(2,452,646)
Cheque Writing Control		17,442	(2,978,850)	(2,902,341)
Cheque Reversal		(419)	0	0
Purchase Order Commitment		(14,874)	(10,000)	(10,534)
GST Commitment		1,230	0	853
Superannuation		0	(70,000)	(71,583)
Salaries and Wages		0	0	0
Loan Interest		(7,557)	(8,000)	(7,557)
Accrued Expenses		(9,163)	(200,000)	(378,857)
Revenue in Advance		(447,629)	0	0
ESL Raised		(2,461,874)	(30,000)	(26,649)
ESL Interest		(9,271)	(9,000)	(8,726)
ESL Remitted		766,306	0	0
Rostered Days Off		(28,546)	(35,000)	(38,527)
Payroll Equalisation		810	(1,000)	(2,127)
		(3,837,470)	(5,241,850)	(5,807,990)
7 Sundry Deposits and Bonds				
Contractor Deposits		(1,326,731)	(980,000)	(987,876)
Other Deposits		(14,106)	(20,000)	(15,746)
General Deposits		(173,256)	(170,000)	(173,256)
Hall Deposits		(45,843)	(50,000)	(45,987)
Library Deposits		(935)	(1,000)	(935)
Kerb Deposits		(562,550)	(537,150)	(534,350)
		(2,123,421)	(1,758,150)	(1,758,150)

September 2006 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 2006 to 30 September 2006

	Notes / Tables	30 September 2006 YTD Actual	2006-2007 Revised Budget	Brought Forward 1 July
		\$	\$	\$
8 Interest Bearing Liabilities				
Loan 268 - Pries Park Pavilion		(4,640)	(500)	(4,502)
Loan 271 - Recreation Centre		(27,399)	(400)	(27,399)
Loan 276 - Gwynne Park Extension		0	0	0
Loan 279 - Old Administration Upgrade		0	0	0
Loan 280 - Forrestdale Land		0	0	0
Loan 281 - Golf Course Plan		(23,804)	(25,000)	(23,804)
Loan 282 - Corporate System		(106,950)	(105,000)	(106,950)
Loan 283 - ARA Works (1)		0	(25,000)	0
Loan 284 - Rushton Park Redevelopment		(23,919)	(25,000)	(23,919)
Loan 285 - Temporary Administration		(39,264)	(40,000)	(39,264)
Loan 286 - Kelmscott Library Relocation		(8,096)	(9,000)	(8,096)
Loan 287 - Civil Works		0	(25,000)	0
Loan 288 - Municipal Borrowings (1)		0	(40,100)	0
Loan 289 - Civil Works (2)		0	(22,000)	0
		(234,072)	(317,000)	(233,934)
9 Provisions				
Annual Leave		(1,161,894)	(1,121,743)	(1,161,894)
Sick Leave		(100,000)	(100,000)	(100,000)
Long Service Leave		(1,012,680)	(999,000)	(1,012,680)
		(2,274,574)	(2,220,743)	(2,274,574)

City of Armadale

Investment Analysis

**City of Armadale
Investment Analysis
For the month ended September 2006**

Investments Maturing September 2006

Date	ID #	Form	Institution	Investment	Interest Rate	Maturity Date	Earnings
<u>Municipal Fund</u>							
04-Aug-06	36577	Bank Bill	Westpac Bank	\$ 994,405.18	6.04%	07-Sep-06	\$ 5,594.82
04-Aug-06	36580	Bank Bill	Westpac Bank	\$ 994,405.18	6.04%	07-Sep-06	\$ 5,594.82
31-Aug-06	40113	Bank Bill	Westpac Bank	\$ 995,200.41	6.07%	29-Sep-06	\$ 4,799.59
31-Aug-06	40114	Bank Bill	Westpac Bank	\$ 995,200.41	6.07%	29-Sep-06	\$ 4,799.59
Continuous		11:00 AM	Westpac Bank	Various	Various	Continuous	\$ 6,029.00
<u>Reserve Fund</u>							
Continuous		11:00 AM	Westpac Bank	Various	Various	Continuous	\$ 373.00
<u>Trust Fund</u>							
Continuous		11:00 AM	Westpac Bank	Various	Various	Continuous	\$ 817.00
Total Period Earnings \$ 28,007.82							
Total Interest Earned YTD \$ 107,784.00							
Total Budget YTD \$ 154,191.00							
Total Budget \$ 617,021.00							
Benchmark				30 Days	90 Days	180 Days	365 Days
(BBSW Bank Bill Swap Rate)				6.09%	6.17%	6.26%	.6.36%

September 2006 Monthly Financial Report

Investment Analysis (continued)

City of Armadale
Investment Analysis
For the month ended September 2006

Investments Commenced September 2006

Date	ID #	Form	Institution	Amount	Interest Rate	Maturity Date	Earnings
Municipal Fund							
06-Sep-06	40853	Bank Bill	Westpac Bank	\$ 994,533.07	6.08%	09-Oct-06	\$ 5,466.93
07-Sep-06	41059	Bank Bill	Westpac Bank	\$ 994,377.54	6.07%	11-Oct-06	\$ 5,622.46
07-Sep-06	41060	Bank Bill	Westpac Bank	\$ 994,377.54	6.07%	11-Oct-06	\$ 5,622.46
14-Sep-06	42087	Bank Bill	Westpac Bank	\$ 995,200.41	6.07%	13-Oct-06	\$ 4,799.59
14-Sep-06	42039	Bank Bill	Westpac Bank	\$ 994,706.53	6.07%	16-Oct-06	\$ 5,293.47
20-Sep-06	42783	Bank Bill	Westpac Bank	\$ 994,542.01	6.07%	23-Oct-06	\$ 5,457.99
21-Sep-06	43062	Bank Bill	Westpac Bank	\$ 995,208.28	6.06%	20-Oct-06	\$ 4,791.72
22-Sep-06	43238	Bank Bill	Westpac Bank	\$ 994,887.92	6.05%	23-Oct-06	\$ 5,112.08
25-Sep-06	43422	Bank Bill	Westpac Bank	\$ 995,052.00	6.05%	25-Oct-06	\$ 4,948.00
26-Sep-06	43616	Bank Bill	Westpac Bank	\$ 994,222.61	6.06%	31-Oct-06	\$ 5,777.39
26-Sep-06	43614	Bank Bill	Westpac Bank	\$ 994,222.61	6.06%	31-Oct-06	\$ 5,777.39
27-Sep-06	43726	Bank Bill	Westpac Bank	\$ 994,386.75	6.06%	31-Oct-06	\$ 5,613.25
29-Sep-06	44051	Bank Bill	Westpac Bank	\$ 995,387.94	6.04%	27-Oct-06	\$ 4,612.06
29-Sep-06	44122	Bank Bill	Westpac Bank	\$ 995,387.94	6.04%	27-Oct-06	\$ 4,612.06
Continuous		11:00 AM	Westpac Bank	Various	Various	Continuous	\$ 4,315.00
Reserve Fund							
04-Aug-06	36559	Bank Bill	Westpac Bank	\$ 1,968,817.17	6.15%	06-Nov-06	\$ 31,182.83
04-Aug-06	36565	Bank Bill	Westpac Bank	\$ 984,408.59	6.15%	06-Nov-06	\$ 15,591.41
04-Aug-06	36561	Bank Bill	Westpac Bank	\$ 1,673,494.60	6.15%	06-Nov-06	\$ 26,505.40
Continuous		11:00 AM	Westpac Bank	\$ 1,058,000.00	5.25%	Continuous	\$ 427.00
Trust Fund							
Continuous		11:00 AM	Westpac Bank	Various	Various	Continuous	\$ 345.00
Total Projected Period Earnings \$ 151,873.49							

All investments have been made in accordance with legislative requirements and Council's investment policies and strategies.