

SUMMARY OF COMMUNITY SUBMISSIONS & CITY RESPONSES
DRAFT STRATEGIC FINANCIAL PLAN 2005/06 – 2008/09 (SFP 2005/06)

NAME OF SUBMISSION	ISSUE/SUBMISSION	OFFICER RESPONSE
MEMBERS OF THE WEST COAST MASTERS SWIMMING CLUB MEMBERS OF THE NORTH COAST TRIATHALON CLUB MEMBERS OF THE MULLALOO SURF LIFESAVING CLUB MEMBERS OF SWIMMING WA PRINCIPAL OF MERCY COLLEGE PRINCIPAL OF LIWARRA CATHOLIC PRIMARY SCHOOL PRINCIPAL OF EDGEWATER PRIMARY SCHOOL COMMUNITY MEMBERS	50 METRE POOL AT CRAIGIE LEISURE CENTRE <ul style="list-style-type: none"> All respondents have asked that the decision regarding (funding for) the 50-metre pool at Craigie Leisure Centre be reviewed 	<p>Council has approved a \$10.3 million budget for the refurbishment of the Craigie Leisure Centre. The project has focussed on the existing facilities including enhancements to the 25-metre and children's play area. The City has accommodated the future provision through the development of a geothermal heating system of sufficient capacity to heat a 50-metre pool. Funding has not been allocated for a 50 – metre pool in the SFP 2005/06 – 2008/09. The City will undertake a feasibility study to consider community needs into the future.</p> <p>The long-term financial planning framework endorsed by Council, and including the development of the Strategic Financial Plan over a 20-year horizon will improve financial management and accountability at the City and will ensure that City is forward looking to ensure the financial sustainability of Council services and activities, all options are considered and risks assessed, and decisions are based on a robust analysis of available financial resources (short and long-term), existing and future commitments, and likely levels of funding.</p>
144 SIGNATURE PETITION FROM MEMBERS OF THE ASSOCIATION OF INDEPENDENT RETIREES & OTHER COMMUNITY MEMBERS	<ul style="list-style-type: none"> Request that the City make provision for a 50-metre, 8 lane Outdoor Pool at the Craigie Leisure Centre 	<p>See response above</p>

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KATIE HODSON-THOMAS JP MLA MEMBER FOR CARINE	<ul style="list-style-type: none"> On behalf of her constituents requests that the City reconsider its decision not to approve funding for the 50-metre pool 	See response above
MR RON DE GRUCHY	50 METRE POOL AT CRAIGIE LEISURE CENTRE <ul style="list-style-type: none"> City should reconsider the decision not to fund a 50 metre pool during the next four year – it should be a priority for inclusion 2005/06 Disappointed that funding for the 50 - metre pool has not been included in SFP 2005/06 	See response above
MR W M LUCAS	RATES INCREASE <ul style="list-style-type: none"> Proposed rates increase of 5% in 2005/06 followed by 4% increase in consecutive years is too high and should be in line with CPI around 2.5% 	<p>See response above</p> <p>The City makes every endeavour to keep its rate increases to a minimum whilst meeting its statutory obligations and the changing expectations of its growing community.</p> <p>Since the creation of the City of Joondalup in July 1999 the consumer price index increased by 24% and the City of Joondalup increased its rates by only 15% during the same period. The City has a number of large corporate projects underway whilst still having to maintain and improve its existing infrastructure and services to the community, which will place increasing pressure on Council to review its rates accordingly.</p>

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MR MICHAEL BAIRD	<p>DEVELOPMENT OF DRY PARKS</p> <ul style="list-style-type: none"> At least nine <i>Priority 1</i> parks have been ignored in the proposed Capital Works Program Council has failed to comply with the selection criteria for developing dry parks which were established on 26 November 2002 Council needs comprehensive policies both for Dry Parks and provision of play equipment 	<p>All Priority 1 Parks have been included in the Capital Works Program. The following parks are listed for provision of in-ground reticulation:</p> <p>2005/2006:</p> <ul style="list-style-type: none"> Oleaster Park, Greenwood Faversham Park, Heathridge Geddes Park, Duncraig Talbot Park, Kingsley <p>2006/2007:</p> <ul style="list-style-type: none"> Telopia Park, Duncraig Fenton Park, Hillarys Cunningham Park, Padbury Springvale Park, Warwick <p>2007/2008:</p> <ul style="list-style-type: none"> Brazier Park, Padbury Lehmann Park, Kingsley <p>Alfreton Park was identified by the 2004 Bio-Diversity Plan as an area of conservation value and therefore the proposed reticulation has been recommended for deferral.</p> <p>Culwalla, Adler and Pavetta parks were all to be considered for irrigation in association with the adjoining arterial road medians. With the moratorium imposed by Council, these are currently deferred.</p> <p>Council adopted a Dry Parks Program in 1998. This program is due to be completed in 2007/08.</p>

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		Council approved funding in 2004/2005 for an audit of all existing equipment in conjunction with the revised Australian Standards. The results of this audit will be known in August 2005 and officers will prepare a report to Council to identify the needs and priorities for provision of play equipment throughout the City.
MR JAMES MCNAMARRA	CRAIGIE LEISURE CENTRE	
	<ul style="list-style-type: none"> Funding for a 50 metre pool be included in the draft Plan as this has large community support <p>PERFORMANCE MEASURES (WITHIN THE DRAFT SFP 2005/06)</p> <ul style="list-style-type: none"> All performance measures should include community satisfaction 	<p>Council has approved a \$10.3 million budget for the refurbishment of the Craigie Leisure Centre. The project has focussed on the existing facilities and enhancements to the 25-metre and children's play area. The City has accommodated the future provision through the development of a geothermal heating system of sufficient capacity to heat a 50-metre pool. Funding has not been allocated for a 50 – metre pool in the SFP 2005/06 – 2008/09. The City will undertake a feasibility study to consider community needs into the future.</p> <p>Measures of customer satisfaction are included in the Strategic Financial Plan for the following major activities of Council – Approvals, Planning and Environmental Services, Community Development Services, Library and Information Services, Infrastructure Management, Ranger and City Watch Services, Environmental Waste Management Services, and Operations Services.</p> <p>Council places considerable emphasis on the collection and utilisation of measures of customer satisfaction to assess service delivery and to institute improvements. Council conducts an extensive Customer Satisfaction Monitor on an annual basis to determine the overall levels of community satisfaction, and</p>

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	<p>FINANCIAL SCHEDULE FORMAT</p> <ul style="list-style-type: none"> Year-to-date figures (for 2004/05) to be included at the time of final approval of the document so that ratepayers can relate current performance against that proposed for the next four years 	<p>community satisfaction with specific services and facilities provided by Council, including those major activities detailed above.</p> <p>The Customer Satisfaction results are reported in Council's Annual Report, and are included in the Key Performance Indicators for the City's Strategic Plan 2005 – 2008.</p> <p>The Strategic Financial Plan has been prepared in accordance with the requirements of the Local Government Act prior to amendments in 2005. It was not a requirement of the Act to include year to date financial comparatives. The information is available to the public in the form of financial reports presented to Council and is also available in the audited Financial Statements and in a concise form in the Annual Report. The City will, however, consider the inclusion of current performance information in the 20-year Strategic Financial Plan.</p>
MR STEVE MAGYAR	<p>MAJOR ACTIVITIES</p> <ul style="list-style-type: none"> Some of the major capital works have not been fully assessed to set priority If Council were to prepare a Business Plan (as per requirements of the Local Government Act 1995) for the Major Projects, it would assist in setting priorities and avoid Council going into debt 	<p>All Council Projects were initially assessed by the Council of the day according to a prioritisation matrix that included strategic alignment, community benefit, risk exposure and resourcing. The long term financial planning framework endorsed by Council including the development of the Strategic Financial Plan over a 20-year time horizon will reassess and address the City's capital works requirements and program without ignoring the long-term financial impacts.</p> <p>Council does prepare a business case for projects when it is required in accordance with the Local Government Act</p>

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	<ul style="list-style-type: none"> The Craigie Leisure Centre Project should be given higher priority to the Ocean Reef Boat Harbour, the Sorrento Beach Development and possibly the Works Depot <p>BORROWING FUNDS</p> <ul style="list-style-type: none"> Council is planning to borrow funds for the Craigie Leisure Centre - this should be the last time that Council borrows funds Borrowing funds for completion of Stage 2 of the Sorrento Beach Development is not acceptable The idea that the City will explore alternative options to address the funding shortfalls inclusive of borrowings is not supported 	<p>The majority of the funding for the Ocean Reef Boat Harbour project (\$700k) is to be funded by the State Government. This funding was allocated to fast track the Structure Plan process. The Works Depot project has a high priority due to limited time available at the current site leased from the City of Wanneroo. Discussions with officers at Wanneroo indicate that a long-term lease will not be offered to the City.</p> <p>Council, through the Strategic Financial Planning framework, is undertaking long-term infrastructure, asset management and financial planning with a view to ensuring that Council assesses their annual and long-term funding requirements in a strategic manner.</p> <p>In exploring all options (including borrowings, savings or reserve strategies) in the development of a 20-year Strategic Financial Plan the following remain paramount:</p> <ul style="list-style-type: none"> Maintenance of Council's high priority service delivery and infrastructure programs; The stability and predictability in the Council's revenue raising efforts; and A fair sharing in the distribution of Council resources, and the attendant revenue raising, between current and future ratepayers.

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MR STEVE MAGYAR	PERFORMANCE MEASURES <ul style="list-style-type: none"> Performance measures are weak. The long term performance measures of each project should be identified very early in the process before any commitment is made to expend money on a project 	The performance measures for each of the Council Projects, Craigie Leisure Centre, Cultural Facility, Currambine Community Centre, Joondalup Works Depot, Mullaloo Beach Foreshore Development, Ocean Reef Harbour Development, and Sorrento Beach Development are the standard project management measures once a project is in place, i.e progress against agreed time, cost and quality parameters.
MR STEVE MAGYAR	EXPRESSION OF SUPPORT <ul style="list-style-type: none"> Fully support preparation of an Asset Management Plan Fully support the Strategic Asset Plan being developed Fully support the City's plans to set aside funds for replacement of assets Support for the footpaths and bicycle extension/upgrade program 	The City thanks Mr Magyar for the support he has demonstrated.
MR MICHAEL NORMAN – CHAIRMAN OF JOONDALUP COMMUNITY COAST CARE FORUM	GENERAL COMMENTS <ul style="list-style-type: none"> Fully supportive of Mr Steve Magyar's submission Fully supports budget allocation for Natural Resource Management Request establishment of a small natural areas management team to work on the City's coastal and bush reserves 	<p>The City thanks Mr Norman for the support he has demonstrated.</p> <p>This matter is being considered as part of the draft 2005/06 Budget</p>

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MR MICHAEL CAIACOB	<p>MAJOR PROJECTS</p> <ul style="list-style-type: none"> With the City's asset management requirements unknown at this date it is unlikely that this (SFP 2005/06) will be sustained once the true cost of asset maintenance is known. There is no surety as to how the City's projects such as Ocean Reef Harbour, Urban Infill will be affected following the initiation of the State Land Development and Renewal Authority <p>CRAIGIE LEISURE CENTRE</p> <ul style="list-style-type: none"> It is a disgrace that funding for the 50-metre pool has not been included 	<p>A major priority for Council activities revolve around the management of its asset portfolio in a manner that ensures that the community can enjoy the facilities, and to ensure they remain appropriate to community requirements both now and into the future. Council is currently developing the SFP over a 20-year time horizon and in doing so is undertaking a detailed analysis of the existing asset base to determine the projected rate of expenditure required to maintain the asset stock to ensure efficient and effective levels of service for each asset over its entire life cycle.</p> <p>While Council has indicated its in-principle support for the concept, of the State Land Development and Renewal Authority, it has also indicated that there is a need to fully understand or be involved in the detail of the Authority to understand if and how it might impact on projects.</p> <p>Council has approved a \$10.3 million budget for the refurbishment of the Craigie Leisure Centre. The project has focussed on the existing facilities including enhancements to the 25-metre and children's play area. The City has accommodated the future provision through the development of a geothermal heating system of sufficient capacity to heat a 50-metre pool. Funding has not been allocated for a 50 – metre pool in the SFP 2005/06 – 2008/09. The City will undertake a feasibility study to consider community needs into the future.</p>

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	<p>CULTURAL FACILITY</p> <ul style="list-style-type: none"> What is the clear benefit to the ratepayer of constructing the access road? It appears that the benefit is being given to the Hospitality Centre and TAFE <p>JOONDALUP WORKS DEPOT</p> <ul style="list-style-type: none"> The project should not go ahead. The location and operational nature should be reviewed. To complete this project to the detriment of others is not acceptable <p>MULLALOO BEACH</p> <ul style="list-style-type: none"> Funding allocated to traffic management should not be expended to overcome a non-conformance to AS2890 by the tavern <p>OCEAN REEF BOAT HARBOUR</p> <ul style="list-style-type: none"> The project should take precedence over the Works Depot The City should have proposals for cost neutral ventures whilst protecting the Bush Forever sites and natural areas in order to promote Ecotourism the area 	<p>The agreement to share the cost of the access road off Grand Boulevard was a condition of the Contract of Sale between the City and the Department of Training. Once the road has been gazetted and the lot for the Cultural Facility created, the responsibility and control of the road will transfer to the City. The road allows greater visibility and access options in developing a Cultural Facility</p> <p>The location and operational nature of the Joondalup Works Depot has been under review since early 2002. The location was identified as the most appropriate location that was available within the City boundaries. The City's occupation of the existing dated site in the City of Wanneroo is limited due to the adjacent residential development. Discussions with officers at Wanneroo indicate that a long-term lease will not be offered to the City. Accordingly a new depot is a high priority in the short term.</p> <p>Traffic management prospects to Oceanside Prom are not directly linked to the dimensions and access arrangements for parking on the Mullaloo Tavern site.</p> <p>The current project consists of the development and evaluation of a Structure Plan that will ultimately identify the preferred option and uses for the site. This process will take up to two years to complete and obtain necessary approvals before any physical development can be considered. Discussions with officers at Wanneroo indicate that a long-term lease for the Depot will not be offered to the City. Accordingly a new depot is a high priority in the short term.</p>

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	<p>SORRENTO BEACH STAGE 2</p> <ul style="list-style-type: none"> The City should not borrow funds but reduce expenditure on other projects in order to complete existing commitments <p>INDICATIVE INCOME, EXPENDITURE & BORROWINGS</p> <ul style="list-style-type: none"> There does not appear to be room for contingencies or asset maintenance costs (within the SPF 2005/06). Provision for this should be included. Borrowings should be reduced by reducing the number of Corporate Projects <p>OTHER COMMENTS</p> <ul style="list-style-type: none"> Insufficient funds have been allocated to Approvals, Planning & Environmental Services City Watch services should be a State funded initiative Local Government funds for road resurfacing and re-kerbing following sewerage infill should be funded totally by the State. 	<p>The City is currently undertaking a detailed analysis of the existing asset base. This detailed analysis will be reflected in the 20-year Strategic Financial Plan, which is anticipated to be completed in October 2005.</p> <p>Not all capital spending can or should be funded internally. Prudent levels of borrowings also have a role to play to ensure achievement of intergenerational equity goals.</p> <p>Any borrowing strategy considered by Council into the future will ensure that debt financing remains legitimate and economically sound and does not undermine financial sustainability.</p> <p>The City regularly reviews operational performance and operational budgets are based on service delivery levels and targets.</p> <p>The City Watch service is a Council initiative, which has strong community support as it heightens the perception of safety and security.</p> <p>The State Government does fund the reinstatement of that portion of the carriageway affected by the Infill Sewer Program works. (Including kerbing, verge and footpaths)</p>

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MR STEPHEN KOBELKE	<p>MAJOR PROJECTS</p> <p>SORRENTO BEACH DEVELOPMENT</p> <ul style="list-style-type: none"> Completion should be top priority <p>JOONDALUP WORKS DEPOT</p> <ul style="list-style-type: none"> Location selected is not suitable. Council should purchase the land for investment potential and commence a search for a more appropriated site <p>CURRAMBINE COMMUNITY CENTRE</p> <ul style="list-style-type: none"> The \$500,000 reallocated by the State Government for Craigie should be made available for this community facility <p>CULTURAL FACILITY</p> <ul style="list-style-type: none"> Put a Joondalup Performing Arts Centre Development Board in place to expedite the project 	<p>The SFP includes \$1.8m for the Stage 2 works, which includes the completion of grass and reticulation areas, car park extension, refurbishment of the existing toilet block and installation of shelters, lighting and barbeques. Stage 2 is scheduled to be completed in 2005/06.</p> <p>The location of the Joondalup Works Depot has been under review since early 2002. The location was identified as the most appropriate location that was available within the City boundaries.</p> <p>The removal of \$500,000 from the Currambine Community Centre project has provided the City with an opportunity to review the configuration of any facility that is to be included on that site. The Department for Community Development in contributing funds to the project had some specific requirements to be included in the building. Any revised project at the Currambine site needs to be cognisant of other facilities in the area before progressing further.</p> <p>A concept design review will be commissioned to ensure the Joondalup Regional Cultural Facility remains appropriate to the region and affordable to the City in the near future. The review will include discussion on timing of the project.</p>

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	<p>CRAIGIE LEISURE CENTRE</p> <ul style="list-style-type: none"> There is a clear expectation that the 50 metre pool would be constructed within the timeframe of this plan and this is what should happen <p>GENERAL COMMENTS</p> <ul style="list-style-type: none"> The SFP 2005/06 appears to be conservative both financially and in its aims. Without knowing the exact state of finances of the City it is difficult to be specific in stating if this is sound strategic management of safe management. 	<p>Council has approved a \$10.3 million budget for the refurbishment of the Craigie Leisure Centre. The project has focussed on the existing facilities including enhancements to the 25-metre and children's play area. The City has accommodated the future provision through the development of a geothermal heating system of sufficient capacity to heat a 50-metre pool. Funding has not been allocated for a 50 – metre pool in the SFP 2005/06 – 2008/09. The City will undertake a feasibility study to consider community needs into the future. Council reviews the Plan on an annual basis and if funding options alter the project can be reviewed.</p> <p>Council is ultimately accountable for the financial management of the City of Joondalup. The long-term financial planning framework endorsed by council aims to improve financial management and accountability at the City of Joondalup.</p>
MR MITCH SIDERIS	<ul style="list-style-type: none"> The SFP 2005/06 does not have an integrated major Corporate projects proposed or currently being undertaken (and their current stage of completion and financial status). The SFP 2005/06 makes no reference to a 50-metre pool for Craigie even though the heating system currently being upgraded makes provision for one. 	<p>All of the major Council Projects are included in the SFP including detailed information on each project, current stage of completion, and projected works. Financial information is also detailed for each Council Projects. The Council Projects detailed in the SFP Plan 2005/06 – 2008/09 are: Craigie Leisure Centre, Cultural Facility, Currambine Community Centre, Joondalup Works Depot, Mullaloo Beach Foreshore Development, Ocean Reef Boat Harbour Development, and Sorrento Beach Development.</p> <p>The City has accommodated the future provision through the development of a geothermal heating system of sufficient capacity to heat a 50-metre pool. Funding has not been allocated for a 50 – metre pool in the SFP 2005/06. The City will undertake a feasibility study to consider community needs into the future.</p>

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	<ul style="list-style-type: none"> The SFP 2005/06 makes reference to borrowings to complete the Sorrento development a factor not mentioned at the time of approval. The SFP 2005/06 makes reference to two years of \$0.75M for Mullaloo Beach but does not identify the detail works proposed. The SFP 2005/06 makes no reference to or allowance for, the upgrading of essential services to those ratepayers that live in the older above ground power reticulation suburbs. This is a basic requirement to those suburbs and should be identified and prioritised accordingly. 	<p>The SFP 2005/06 states that the City <i>may be required</i> to borrow to complete State 2 of the Sorrento Beach Development. Prudent levels of borrowing have a role to play in ensuring achievement of intergenerational equity goals.</p> <p>Draft estimates have been included in the SFP for the Mullaloo Beach Foreshore Development Project. \$750,000 has been allocated for 2006/07 and 2008/09. The allocations are for enhancements to park equipment and recreation areas. The SFP provides an overview of the major activities of Council rather than a detailed work program</p> <p>The provision of underground power in existing suburbs was provided as part of the sub division and paid for at the time of land purchase. The conversion of overhead power suburbs to underground power is contingent upon successful application and provision of funds from the State Underground Power Program. The Underground Power Program is based on a 50% contribution from State Government Authorities and a 50% contribution from residents. The next round of funding will become available in 2005/06</p>
MS SUE HART	FINANCIAL INFORMATION <ul style="list-style-type: none"> What is the City's bottom line at this point in time? What is the total of the City's debts? How much money is available in the reserve funds? 	<p>The amount of borrowings at this time is \$3m.</p> <p>Information regarding the City's Financial Position and Reserve balances is prepared on a monthly basis and available to the public through Council reports</p>

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MS MARIE MACDONALD	<p>GENERAL COMMENTS</p> <ul style="list-style-type: none"> This plan has had limited public consultation during its development There is no Balance Sheet in the SPF 2005/06. Capital Works performance indicators should include: <i>"Meet the expectations of Ratepayers"</i> 	<p>The Local Government Amendment Act 1994 requires Councils to 'plan for the future' and to consult with the community during the development of that plan. The new regulations do not apply to the 2005/06 planning and budget cycle however Council has produced a Strategic Financial Plan 2005/06 to 2008/09 in order to provide the community with an opportunity to provide comment on the City's proposed activities for the duration of the Plan. The Plan was put out for public comment for a period of 30 days from 21 May to 20 June 2005 inclusive. Council will, in future years, provide ongoing community consultation opportunities in its plans for the future including the Strategic Plan and the Strategic Financial Plan.</p> <p>The Strategic Financial Plan is prepared in accordance with the requirements of the Local Government Act prior to amendments in 2004. It was not a requirement of the Act to include a Statement of Financial Position. The information is available to the public in the form of financial reports presented to Council and is also available in the audited Financial Statements and in a concise form in the Annual Report</p> <p>The City conducts an Annual Customer Satisfaction Monitor to measure community perceptions of the City of Joondalup's performance in delivering services and facilities, and community satisfaction with the delivery of a range of services. This survey is used to inform service delivery improvements. The performance measures for each of the Council Projects are the standard project management measures once a project is in place, i.e progress against agreed time, cost and quality parameters.</p>

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	<p>CAPITAL WORKS PROJECTS</p> <ul style="list-style-type: none"> What relevance does the draft Capital Works Program have on this Plan? It appears that the Capital Works Program is formed after this plan as per diagram on page 7 (of the SPF 2005/06) <p>CULTURAL FACILITY</p> <ul style="list-style-type: none"> It appears that the City is providing more amenity to TAFE rather than providing a cultural facility Why is there no allocation to reserves for the provision of the Cultural Facility? Has the money taken from the Cultural Facility reserve to fund Craigie Leisure Centre been replaced? 	<p>The Strategic Financial Plan is a high level planning and general direction document that supports the resourcing of the City's Strategic Plan. The intention of the Plan is to give general direction to the community about the City's future from a strategic resource perspective as well as general direction to staff on future budget parameters. The Strategic Financial Plan provides parameters for a number of financial components relevant to Council's financial planning both in the short and longer term. The Capital Works Program is a component of the overall Plan and the Council has always provided the Capital Works Program as a separate document for community review to provide a greater level of detail on the Capital Works Program, which is part of the annual budget.</p> <p>The agreement to share the cost of the access road off Grand Boulevard was a condition of the Contract of Sale between the City and the Department of Training. Once the road has been gazetted and the lot for the Cultural Facility created the responsibility and control of the road will transfer to the City. The road allows greater visibility and access options in developing a Cultural Facility.</p> <p>The Strategic Financial Plan 2005/06 – 2008/09 clearly sets out the reasons for the non-allocation to reserves for the Cultural Facility. The City is undertaking a review of the current concept design to ensure that the facility is the appropriate type for the region and is affordable. It is anticipated that this review will be undertaken by December 2005. The money taken from the Cultural Facility Reserve to fund Craigie Leisure Centre has not been replaced.</p> <p>Identification of long-term directions for financial management of income (rating policy, accessing external funds, partnerships, use of reserve funds), and expenditure (growth of the organisation, desired services, levels of service delivery and major forecasted capital</p>

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	<p>JOONDALUP WORKS DEPOT</p> <ul style="list-style-type: none"> The project should be delayed and reappraised <p>MULLALOO BEACH FORESHORE DEVELOPMENT</p> <ul style="list-style-type: none"> The SFP 2005/06 gives details of expenditure to be spent of \$130,000 in 2005/06 and \$750,000 in 2006/07 on page 18. The expenditure on Page 22 does not reflect this statement. Additionally, has Council approved of this expenditure? <p>OCEAN REEF BOAT HARBOUR</p> <ul style="list-style-type: none"> How will the City balance community expectations when it has not consulted with ratepayers on this project? Any money to be spent on this project should commence with a feasibility study showing a cost and benefit analysis. 	<p>works) will be the focus of the 20-year Strategic Financial Plan.</p> <p>The location and operational nature of the Joondalup Works Depot has been under review since early 2002. The location was identified as the most appropriate location that was available within the City boundaries. The City's occupation of the existing dated site in the City of Wanneroo is limited due to the adjacent residential development. Discussions with officers at Wanneroo indicate that a long-term lease will not be offered to the City. Accordingly a new depot is a high priority in the short term.</p> <p>The expenditure of \$130,000 is a component of the 2005/06 Capital Works programme and is included in the Capital Works total on page 22. The expenditure of \$750,000 is a component of 2005/06 Council Projects and is included in the Council Projects Works total on page 22</p> <p>Council has yet to approve these expenditure items.</p> <p>The current project consists of the development and evaluation of a Structure Plan that will ultimately identify the preferred option and uses for the site. The project includes extensive community consultation, business case development and feasibility studies of the options that are identified throughout the project.</p>