

TAMALA PARK
REGIONAL COUNCIL

Meeting of Council

AGENDA

Thursday 21 February 2008
Town of Vincent, 5.30pm

TAMALA PARK
REGIONAL COUNCIL
(TPRC)
COMPRISES THE
FOLLOWING
COUNCILS:

Town of Cambridge
City of Joondalup
City of Perth
City of Stirling
Town of Victoria Park
Town of Vincent
City of Wanneroo

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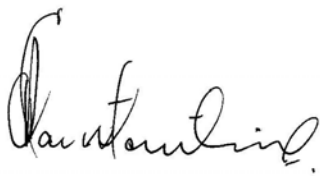
TAMALA PARK REGIONAL COUNCIL

Councillors of the Tamala Park Regional Council are respectfully advised that the ordinary meeting of Council will be held in the Council Chambers of the Town of Vincent, 244 Vincent Street, Leederville at 5.30pm on Thursday 21 February 2008.

The business papers pertaining to the meeting follow.

Your attendance is requested.

Yours faithfully



R A CONSTANTINE
Chief Executive Officer

MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Mayor Simon Withers	
City of Joondalup	Cr Albert Jacob Mayor Troy Pickard	
City of Perth	Cr Eleni Evangel	
City of Stirling	Cr Paul Collins Cr John Italiano Cr David Michael Cr Bill Stewart	Cr Kathryn Thomas Cr Terry Tyzack
Town of Victoria Park	Mayor Trevor Vaughan	
Town of Vincent	Mayor Nick Catania	Cr Steed Farrell
City of Wanneroo	Cr Tracey Roberts Cr Bob Smithson	Cr Alan Blencowe Cr Frank Cvitan

NB: Although some Councils have nominated alternate members, it is a precursor to any alternate member acting that a Council carries a specific resolution for each occasion that the alternate member is to act, referencing Section 51 of the Interpretation Act. The current Local Government Act does not provide for the appointment of deputy or alternate members of Regional Councils. The DLGRD is preparing an amendment to rectify this situation.

PRELIMINARIES

PRAYER

1. OFFICIAL OPENING

DISCLOSURE OF INTERESTS

2. PUBLIC STATEMENT/QUESTION TIME

3. APOLOGIES AND LEAVE OF ABSENCE

4. PETITIONS

5. CONFIRMATION OF MINUTES

- Council Meeting Minutes – 6 December 2007
- Special Council Meeting Minutes – 23 January 2008

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

8. REPORTS OF COMMITTEES

- Report of Audit Committee – 21 February 2008

9. ADMINISTRATION REPORTS AS PRESENTED 9.1 – 9.9

9.1 BUSINESS REPORT – PERIOD ENDING 31 JANUARY 2008

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: N/A

Recommendation

That the Business Report to 31 January 2008 be RECEIVED.

Voting Requirements

Simple Majority

Report Purpose

To advise Council of matters of interest not requiring formal resolutions.

Relevant Documents

Attachments: Nil
Available for viewing at the meeting: Nil

Background

The business of the Council requires adherence to many legislative provisions, policies and procedures that aim at best practice. There are also many activities that do not need to be reported formally to the Council but will be of general interest to Council members and will also be of interest to the public who may, from time to time, refer to Council minutes.

In context of the above, a Business Report provides the opportunity to advise on activities that have taken place between meetings. The report will sometimes anticipate questions that may arise out of good governance concerns by Council members.

Comment

1. Contaminated Site Classification – Lot 9504 Mindarie

Since the site was classified a detailed survey has been completed to establish a delineation line between the TPD and MRC operation. A CSIRO report commissioned by MRC will provide a substantial volume of data supporting the TPRC request for a removal of the contaminated site classification from the TPD land. Monitoring bores along the boundary of the MRC/TPD site have been established.

Upon release of the most recent CSIRO report a further submission to the Department of Environmental Protection will be made requesting lifting of the contaminated site classification of that portion of Lot 9504 comprising the TPD.

2. Heritage Studies

An Aboriginal Heritage two part study of the site has now been completed and results reported to the DIA. Details of part 2 of the study have been listed as a separate item on this agenda.

3. Flora and Fauna Study

This study has been subject of an Expression of Interest which required liaison with regulatory authorities about aspects of the study. The liaison has not been possible within a timeframe that would allow part of the flora study to occur in spring or early summer. The brief for the study has been adjusted to provide for an indicative study with a second phase detailed study in spring 2008 and responses from interested parties will be reported to the next meeting of the Council.

4. Following the special meeting of Council on 23 January 2008 discussions have ensued with the DPI and MRD about possibilities for Neerabup Road, Marmion Avenue and Connolly Drive and some of the discussion outcomes are reported in item 9.6 of this agenda.
5. Work is progressing on both the detailed brief for structure planning and an update of a project cashflow.

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS DECEMBER 2007 AND JANUARY 2008

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 12.66.401.0

Recommendation

That the Council RECEIVE and NOTE the Statement(s) of Financial Activity for the months ending 31 December 2007 and 31 January 2008.

Voting Requirements

Simple Majority

Report Purpose

Submission of the Statement(s) of Financial Activity required under the Local Government Act.

Relevant Documents

Attachments: Monthly Statement of Financial Activity for the month ending 31 December 2007; Income & Expenditure Statement by Program for month ending 31 December 2007; Income & Expenditure Statement by Nature & Type for month ending 31 December 2007; Balance Sheet for month ending 31 December 2007; Monthly Statement of Financial Activity for the month ending 31 January 2008; Income & Expenditure Statement by Program for month ending 31 January 2008; Income & Expenditure Statement by Nature & Type for month ending 31 January 2008; Balance Sheet for month ending 31 January 2008.

Available for viewing at the meeting: Nil

Local Government Act/Regulation

- Local Government Act 1995: Sect 6.4(1): Financial Report Required
- Local Government (Financial Management) Regulations 1996: Regulation 34 Composition of Report
- Local Government (Financial Management) Regulations 1996: Regulation 34 (5) Material Variance Reports [10%]
- Local Government (Audit) Regulations 1996: Regulation 14 Compliance Audit Item

Background

It is a mandatory requirement that the Council receives, reviews and records in the Regional Council's public minutes a statement of financial activity showing annual budget estimates and the figures for budget estimates, income and expenditure and variances at the end of each month. The report is also to show the composition of assets and other relevant information.

Comment

The Statements reflect the budget proposals and direction adopted by the Council.

A budget review is due to be completed prior to 31 January 2008.

ATTACHMENT: Monthly Statement of Financial Activity for the month ending 31 December 2007

TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2007 TO 31 DECEMBER 2007

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Supplementary Information	
- Detailed Income Statement	
- Balance Sheet	

**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2007 TO 31 DECEMBER 2007**

	NOTE	31 Dec 2007 Actual \$	31 Dec 2007 Y-T-D Budget \$	2007/08 Revised Budget \$	Variances Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues/Sources	1,2				
Interest Earnings		459,010	527,165	1,055,089	(12.93%)
Other Revenue		5,644	0	0	155.00%
		<u>464,654</u>	<u>527,165</u>	<u>1,055,089</u>	
(Expenses)/(Applications)	1,2				
Employee Costs		(104,084)	(108,795)	(215,350)	(4.33%)
Professional/Consulting Fees		(5,000)	(138,350)	(357,000)	(96.39%)
Materials & Contracts		(10,316)	(60,370)	(75,750)	(82.91%)
Depreciation		0	0	(2,000)	0.00%
Insurance		(1,820)	(2,700)	(3,700)	(32.59%)
Other Expenditure		<u>(46,169)</u>	<u>(57,500)</u>	<u>(117,300)</u>	<u>(19.71%)</u>
		<u>(167,389)</u>	<u>(367,715)</u>	<u>(771,100)</u>	
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>					
Depreciation on Assets		0	0	2,000	(2000.00%)
<u>Capital Revenue and (Expenditure)</u>					
Purchase Furniture and Equipment	3	(3,108)	(2,600)	(26,000)	0.00%
Contributed Equity	6	(120,000)	(120,000)	(120,000)	0.00%
ADD Net Current Assets July 1 B/Fwd	7	16,670,465	16,676,987	16,676,987	(0.04%)
Net Current Assets Year to Date	7	<u>16,844,622</u>	<u>16,713,837</u>	<u>16,816,976</u>	

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

TAMALA PARK REGIONAL COUNCIL

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 31 DECEMBER 2007

1. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies which have been adopted in the preparation of this statement of financial activity are:

(a) Basis of Accounting

This statement has been prepared in accordance with applicable Australian Accounting Standards, other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended).

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

(c) Rounding Off Figures

All figures shown in this statement, other than a rate in the dollar, are rounded to the nearest dollar.

(d) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) Goods and Services Tax

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

(f) Fixed Assets

Property, plant and equipment and infrastructure assets are brought to account at cost or fair value less, where applicable, any accumulated depreciation or amortisation and any accumulated impairment balances.

(g) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

Furniture and Equipment	4 to 10 years
Plant and Equipment	5 to 15 years
Infrastructure	30 to 50 years

TAMALA PARK REGIONAL COUNCIL

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 31 DECEMBER 2007

2. STATEMENT OF OBJECTIVE

The Regional Council has a specific regional purpose which is:

- a) To undertake, in accordance with the objectives, the rezoning, subdivision, development marketing and sale of land comprising the developable portion of Lot 118 Mindarie; and
- b) To carry out and do all other acts and things which are reasonably necessary for the bringing into effect of the matters referred to in paragraph a).

The objectives of the Regional Council are:

- 1. To develop and improve the value of the land;
- 2. To maximise, and with prudent risk parameters, the financial return to the Participants;
- 3. To balance economic, social and environmental issues; and
- 4. To produce a quality development demonstrating the best urban design and development practice.

3. ACQUISITION OF ASSETS

The following assets have been acquired during the period under review:

By Program

Furniture and Equipment	3,108	26,000
	<u>3,108</u>	<u>26,000</u>

By Class

Furniture and Equipment	3,108	26,000
	<u>3,108</u>	<u>26,000</u>

4. DISPOSALS OF ASSETS

There has been no disposal of assets in the period under review. No assets have been budgeted for disposal in this financial year.

TAMALA PARK REGIONAL COUNCIL

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 31 DECEMBER 2007

5. INFORMATION ON BORROWINGS

No borrowings have been made in the period under review. No borrowings are budgeted for the 2006-07 financial year.

6. CONTRIBUTED EQUITY

The amount of Contributed Equity is \$16,221,439 at 31 December 2007.

	31 Dec 2007 Actual \$	Brought Forward 1-Jul \$
7. NET CURRENT ASSETS		
Composition of Estimated Net Current Asset Position		
 CURRENT ASSETS		
Cash - Unrestricted	16,842,938	16,676,988
Receivables	5,489	4,663
Inventories	0	0
	<u>16,848,427</u>	<u>16,681,651</u>
 LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>-3,805</u>	<u>-11,186</u>
	16,844,622	16,670,465
Less: Cash - Restricted/Committed	<u>0</u>	<u>0</u>
NET CURRENT ASSET POSITION	<u><u>16,844,622</u></u>	<u><u>16,670,465</u></u>

ATTACHMENT: Income & Expenditure Statement by Nature and Type for the month ending 31 December 2007

2:16 PM
03/01/08

**Tamala Park Regional Council
Income Statement by Nature and Type
July through December 2007**

	<u>Jul - Dec 2007</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Expenses			
Depreciation	0.00		-2,000.00
Employee Costs	-104,083.58	-108,795.00	-215,350.00
Insurance	-1,820.00	-2,700.00	-3,700.00
Materials & Contracts MTC	0.00	-800.00	-5,800.00
Materials & Contracts Other	-10,316.04	-59,570.00	-101,750.00
Other	-46,169.43	-57,500.00	-111,500.00
Professional/Consultant Fees	-5,000.00	-138,350.00	-357,000.00
Total Expenses	<u>-167,389.05</u>	<u>-367,715.00</u>	<u>-797,100.00</u>
Revenue			
Interest Earnings	459,009.85	527,165.00	1,055,090.00
Other Revenue	5,644.12		
Total Revenue	<u>464,653.97</u>	<u>527,165.00</u>	<u>1,055,090.00</u>
TOTAL	<u><u>297,264.92</u></u>	<u><u>159,450.00</u></u>	<u><u>257,990.00</u></u>

ATTACHMENT: Income & Expenditure Statement by Program for the month ending 31 December 2007

2:14 PM
03/01/08

Tamala Park Regional Council Income Statement Budget Performance July through December 2007

	Jul - Dec 2007	YTD Budget	\$ Over Budget	Annual Budget
Income				
I03 - GENERAL PURPOSE FUNDING				
I032 - Other GPF				
I032020 - Contributions	5,489.06			
I032030 - Interest on Investment	459,009.85	527,165.00	-68,155.15	1,055,090.00
Total I032 - Other GPF	464,498.91	527,165.00	-62,666.09	1,055,090.00
Total I03 - GENERAL PURPOSE FUNDING	464,498.91	527,165.00	-62,666.09	1,055,090.00
I14 - OTHER PROPERTY & SERVICES				
I145 - Administration				
I145010 - Reimbursements	155.06			
Total I145 - Administration	155.06			
Total I14 - OTHER PROPERTY & SERVICES	155.06			
Total Income	464,653.97	527,165.00	-62,511.03	1,055,090.00
Gross Profit	464,653.97	527,165.00	-62,511.03	1,055,090.00
Expense				
E04 - GOVERNANCE				
E041 - Membership				
E041005 - Mayoral Allowance	0.00	6,000.00	-6,000.00	12,000.00
E041010 - Deputy Mayor Allowance	0.00	1,500.00	-1,500.00	3,000.00
E041015 - Elected Members Remuneration				
E041017 - Attendance Fees	0.00	45,500.00	-45,500.00	91,000.00
E041018 - Composite Allowance	18,691.50			
Total E041015 - Elected Members Remuneration	18,691.50	45,500.00	-26,808.50	91,000.00
E041020 - Conference Expenses	0.00	4,500.00	-4,500.00	4,500.00
E041030 - Other Costs	0.00			1,000.00
Total E041 - Membership	18,691.50	57,500.00	-38,808.50	111,500.00
Total E04 - GOVERNANCE	18,691.50	57,500.00	-38,808.50	111,500.00
E14 - OTHER PROPERTY & SERVICES				
E145 - Administration				
E145005 - Salaries - Basic Costs	89,531.09	94,560.00	-5,028.91	190,299.00
E145007 - Salaries Occ. Superannuation	8,470.14	8,471.00	-0.86	17,089.00
E145009 - Salaries WALGS Superannuation	1,549.99	1,564.00	-14.01	3,162.00
E145016 - Insurance W/comp.	4,096.00	3,600.00	496.00	3,600.00
E145019 - Staff Training & Dev.	436.36	800.00	-363.64	1,200.00
E145025 - Other Accom & Property Costs	2,055.45	9,300.00	-7,244.55	28,000.00
E145027 - Advertising General	0.00	2,700.00	-2,700.00	3,700.00
E145029 - Advertising Public/Statutory	2,656.91	2,800.00	-143.09	5,600.00
E145031 - Graphics Consumables	0.00	1,000.00	-1,000.00	2,000.00
E145037 - Postage, Courier & Freight	0.00	400.00	-400.00	1,000.00
E145041 - Signage/Decals	95.00			1,500.00
E145043 - Stationery	48.55	300.00	-251.45	600.00
E145045 - Other Admin Expenses	0.00	3,000.00	-3,000.00	6,000.00
E145047 - Office Telephones & Faxes	554.51			
E145053 - Bank Charges	178.00	150.00	28.00	300.00
E145055 - Credit Charges	0.00	100.00	-100.00	100.00
E145057 - Audit Fees	0.00	5,500.00	-5,500.00	5,500.00
E145069 - Membership Fees	0.00	2,400.00	-2,400.00	2,400.00
E145061 - Legal Expenses	0.00	1,500.00	-1,500.00	10,000.00
E145063 - Conveyancing Expenses	0.00			500.00
E145069 - Valuation Fees	0.00	2,000.00	-2,000.00	24,000.00
E145071 - Other Professional Fees	3,800.00	100.00	3,700.00	1,000.00
E145075 - Promotions	0.00	2,000.00	-2,000.00	4,000.00
E145077 - Business Hospitality Expenses	0.00	2,000.00	-2,000.00	3,000.00
E145079 - Consultancy	24,790.00	130,000.00	-105,210.00	325,000.00
E145081 - Professional Retainer	0.00	750.00	-750.00	1,500.00
E145083 - Research	0.00	3,000.00	-3,000.00	3,000.00
E145087 - Computer Software Mtc	480.91	750.00	-269.09	750.00
E145089 - Computer Software Purchase	0.00	1,600.00	-1,600.00	1,600.00
E145091 - Computer Sundries	318.42			200.00
E145093 - Internet Provider Costs	358.13	70.00	288.13	300.00
E145094 - Plant & Equipment Purchase Non-	0.00			300.00
E145095 - Furniture & Equipment Purchase	6,958.09	26,000.00	-19,041.91	26,000.00
E145101 - Consumable Stores	0.00	100.00	-100.00	200.00
E145105 - Publications & Brochures	0.00	100.00	-100.00	200.00
E145107 - Subscriptions	0.00	100.00	-100.00	100.00
E145111 - Plans	0.00	200.00	-200.00	400.00
E145113 - Emergency Services	500.00	800.00	-300.00	800.00
E145116 - Misc Services Expenses	0.00			2,000.00

2:14 PM
03/01/08

**Tamala Park Regional Council
Income Statement Budget Performance
July through December 2007**

	<u>Jul - Dec 2007</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
E145121 · Insurance - Public Liability	1,820.00	2,500.00	-680.00	2,500.00
E145123 · Insurance - Property (ISR)	0.00	200.00	-200.00	200.00
E145127 · Insurance - Other	0.00			1,000.00
E145204 · Fences/Walls (Sumps in Road Res	0.00			1,000.00
E145205 · Recreation Reserves Mtce	0.00			2,000.00
E145222 · Depreciation Furniture	0.00			2,000.00
Total E145 · Administration	<u>148,697.55</u>	<u>310,215.00</u>	<u>-161,517.45</u>	<u>685,600.00</u>
Total E14 · OTHER PROPERTY & SERVICES.	<u>148,697.55</u>	<u>310,215.00</u>	<u>-161,517.45</u>	<u>685,600.00</u>
Total Expense	<u>167,389.05</u>	<u>367,715.00</u>	<u>-200,325.95</u>	<u>797,100.00</u>
Net Income	<u>297,264.92</u>	<u>159,450.00</u>	<u>137,814.92</u>	<u>257,990.00</u>

ATTACHMENT: Balance Sheet for the month ending 31 December 2007

2:18 PM
03/01/08

**Tamala Park Regional Council
Balance Sheet Prev Year Comparison
As of December 31, 2007**

	<u>Dec 31, 2007</u>	<u>Jun 30, 2007</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Current/Savings			
A01100 · Cash at Bank			
A01101 · Unrestricted Municipal Bank	-1,114.49	2,417.32	-3,531.81
A01102 · Unrestricted Short Term Investm	71,894.30	132,289.67	-60,395.37
A01106 · Fixed Term Deposit_BankWest	16,772,157.59	16,542,280.67	229,876.92
Total A01100 · Cash at Bank	<u>16,842,937.40</u>	<u>16,676,987.66</u>	<u>165,949.74</u>
Total Current/Savings	16,842,937.40	16,676,987.66	165,949.74
Accounts Receivable			
A01120 · ACCOUNTS RECEIVABLE			
A011201 · Accrued Interest	0.00	2,969.34	-2,969.34
A01120 · ACCOUNTS RECEIVABLE - Other	5,489.06	0.00	5,489.06
Total A01120 · ACCOUNTS RECEIVABLE	<u>5,489.06</u>	<u>2,969.34</u>	<u>2,519.72</u>
Total Accounts Receivable	<u>5,489.06</u>	<u>2,969.34</u>	<u>2,519.72</u>
Total Current Assets	16,848,426.46	16,679,957.00	168,469.46
Fixed Assets			
A0154 · Furniture & Equipment			
A01541 · Accumulated Depn - F&E	-83.00	-83.00	0.00
A01542 · At Cost			
E168200 · Additions - 2006-07			
E168203 · Computer Equipment	3,108.05	3,190.27	-82.22
Total E168200 · Additions - 2006-07	<u>3,108.05</u>	<u>3,190.27</u>	<u>-82.22</u>
A01542 · At Cost - Other	3,190.27	0.00	3,190.27
Total A01542 · At Cost	<u>6,298.32</u>	<u>3,190.27</u>	<u>3,108.05</u>
Total A0154 · Furniture & Equipment	<u>6,215.32</u>	<u>3,107.27</u>	<u>3,108.05</u>
Total Fixed Assets	<u>6,215.32</u>	<u>3,107.27</u>	<u>3,108.05</u>
TOTAL ASSETS	<u>16,854,641.78</u>	<u>16,683,064.27</u>	<u>171,577.51</u>
LIABILITIES			
Current Liabilities			
Accounts Payable			
L01215 · SUNDRY CREDITORS	3,805.00	440.00	3,365.00
Total Accounts Payable	<u>3,805.00</u>	<u>440.00</u>	<u>3,365.00</u>
Other Current Liabilities			
2100 · Payroll Liabilities			
L2001 · PAYG Deductions	0.00	1,164.00	-1,164.00
Total 2100 · Payroll Liabilities	<u>0.00</u>	<u>1,164.00</u>	<u>-1,164.00</u>
2200 · Tax Payable	-0.22	-1,693.68	1,693.46
L0122 · Employee Entitlements			
L01227 · Accrued Wages	0.00	4,581.87	-4,581.87
Total L0122 · Employee Entitlements	<u>0.00</u>	<u>4,581.87</u>	<u>-4,581.87</u>

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**Tamala Park Regional Council
Balance Sheet Prev Year Comparison
As of December 31, 2007**

	<u>Dec 31, 2007</u>	<u>Jun 30, 2007</u>	<u>\$ Change</u>
L01229 · Prov for Audit Fees	0.00	5,000.00	-5,000.00
L2300 · Distrib Due to Participants			
L2301 · TVP Equity/Surplus Dist	0.00	10,000.00	-10,000.00
L2302 · CP Equity/Surplus Dist	0.00	10,000.00	-10,000.00
L2303 · TC Equity/Surplus Dist	0.00	10,000.00	-10,000.00
L2304 · CJ Equity/Surplus Dist	0.00	20,000.00	-20,000.00
L2305 · CW Equity/Surplus Dist	0.00	20,000.00	-20,000.00
L2306 · TV Equity/Surplus Dist	0.00	10,000.00	-10,000.00
L2307 · CS Equity/Surplus Dist	0.00	40,000.00	-40,000.00
Total L2300 · Distrib Due to Participants	<u>0.00</u>	<u>120,000.00</u>	<u>-120,000.00</u>
 Total Other Current Liabilities	<u>-0.22</u>	<u>129,052.19</u>	<u>-129,052.41</u>
 Total Current Liabilities	<u>3,804.78</u>	<u>129,492.19</u>	<u>-125,687.41</u>
 TOTAL LIABILITIES	<u>3,804.78</u>	<u>129,492.19</u>	<u>-125,687.41</u>
 NET ASSETS	<u>16,850,837.00</u>	<u>16,553,572.08</u>	<u>297,264.92</u>
 EQUITY			
3900 · *Retained Earnings	332,132.91	0.00	332,132.91
L019001 · TVP Contributed Equity	1,351,786.60	1,351,786.60	0.00
L019002 · CP Contributed Equity	1,351,786.60	1,351,786.60	0.00
L019003 · TC Contributed Equity	1,351,786.60	1,351,786.60	0.00
L019004 · CJ Contributed Equity	2,703,573.19	2,703,573.19	0.00
L019005 · CW Contributed Equity	2,703,573.19	2,703,573.19	0.00
L019006 · TV Contributed Equity	1,351,786.60	1,351,786.60	0.00
L019007 · CS Contributed Equity	5,407,146.39	5,407,146.39	0.00
Net Income	<u>297,264.92</u>	<u>332,132.91</u>	<u>-34,867.99</u>
TOTAL EQUITY	<u>16,850,837.00</u>	<u>16,553,572.08</u>	<u>297,264.92</u>

**ATTACHMENT: Monthly Statement of Financial Activity for the month ending
31 January 2008**

TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2007 TO 31 JANUARY 2008

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Supplementary Information	
- Detailed Income Statement	
- Balance Sheet	

**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2007 TO 31 JANUARY 2008**

	NOTE	31 Jan 2007 Actual \$	31 Jan 2007 Y-T-D Budget \$	2007/08 Revised Budget \$	Variances Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues/Sources	1,2				
Interest Earnings		655,610	527,165	1,055,089	24.37%
Other Revenue		5,644	0	0	155.00%
		<u>661,254</u>	<u>527,165</u>	<u>1,055,089</u>	
(Expenses)/(Applications)	1,2				
Employee Costs		(128,688)	(125,096)	(215,350)	2.87%
Professional/Consulting Fees		(35,880)	(215,350)	(357,000)	(83.34%)
Materials & Contracts		(5,577)	(72,265)	(75,750)	(92.28%)
Depreciation		0	0	(2,000)	0.00%
Insurance		(1,820)	(2,700)	(3,700)	(32.59%)
Other Expenditure		<u>(25,719)</u>	<u>(57,500)</u>	<u>(117,300)</u>	(55.27%)
		<u>(197,684)</u>	<u>(472,911)</u>	<u>(771,100)</u>	
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>					
Depreciation on Assets		0	1,167	2,000	(2000.00%)
<u>Capital Revenue and (Expenditure)</u>					
Purchase Furniture and Equipment	3	(12,285)	(26,000)	(26,000)	0.00%
Contributed Equity	6	(120,000)	(120,000)	(120,000)	0.00%
ADD Net Current Assets July 1 B/Fwd	7	16,670,465	16,676,987	16,676,987	(0.04%)
Net Current Assets Year to Date	7	<u><u>17,001,750</u></u>	<u><u>16,586,408</u></u>	<u><u>16,816,976</u></u>	

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

TAMALA PARK REGIONAL COUNCIL

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 31 JANUARY 2008

1. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies which have been adopted in the preparation of this statement of financial activity are:

(a) Basis of Accounting

This statement has been prepared in accordance with applicable Australian Accounting Standards, other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended).

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

(c) Rounding Off Figures

All figures shown in this statement, other than a rate in the dollar, are rounded to the nearest dollar.

(d) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) Goods and Services Tax

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

(f) Fixed Assets

Property, plant and equipment and infrastructure assets are brought to account at cost or fair value less, where applicable, any accumulated depreciation or amortisation and any accumulated impairment balances.

(g) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

Furniture and Equipment	4 to 10 years
Plant and Equipment	5 to 15 years
Infrastructure	30 to 50 years

TAMALA PARK REGIONAL COUNCIL

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 31 JANUARY 2008

2. STATEMENT OF OBJECTIVE

The Regional Council has a specific regional purpose which is:

- a) To undertake, in accordance with the objectives, the rezoning, subdivision, development marketing and sale of land comprising the developable portion of Lot 118 Mindarie; and
- b) To carry out and do all other acts and things which are reasonably necessary for the bringing into effect of the matters referred to in paragraph a).

The objectives of the Regional Council are:

- 1. To develop and improve the value of the land;
- 2. To maximise, and with prudent risk parameters, the financial return to the Participants;
- 3. To balance economic, social and environmental issues; and
- 4. To produce a quality development demonstrating the best urban design and development practice.

3. ACQUISITION OF ASSETS

The following assets have been acquired during the period under review:

By Program

Furniture and Equipment	12,285	26,000
	<u>12,285</u>	<u>26,000</u>

By Class

Furniture and Equipment	12,285	26,000
	<u>12,285</u>	<u>26,000</u>

4. DISPOSALS OF ASSETS

There has been no disposal of assets in the period under review. No assets have been budgeted for disposal in this financial year.

TAMALA PARK REGIONAL COUNCIL

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 31 JANUARY 2008

5. INFORMATION ON BORROWINGS

No borrowings have been made in the period under review. No borrowings are budgeted for the 2007-08 financial year.

6. CONTRIBUTED EQUITY

The amount of Contributed Equity is \$16,221,439 at 31 January 2008.

	31 Jan 2007 Actual \$	Brought Forward 1-Jul \$
7. NET CURRENT ASSETS		
Composition of Estimated Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	17,015,842	16,676,988
Receivables	5,814	4,663
Inventories	0	0
	<u>17,021,656</u>	<u>16,681,651</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>-19,906</u>	<u>-11,186</u>
	17,001,750	16,670,465
Less: Cash - Restricted/Committed	<u>0</u>	<u>0</u>
NET CURRENT ASSET POSITION	<u><u>17,001,750</u></u>	<u><u>16,670,465</u></u>

ATTACHMENT: Income & Expenditure Statement by Program for the month ending 31 January 2008

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**Tamala Park Regional Council
Income Statement by Nature and Type
July 2007 through January 2008**

	Jul '2007 - Jan 2008	Budget	\$ Over Budget	Annual Budget
Expenses				
Depreciation	0.00	-1,166.70	1,166.70	-2,000.00
Employee Costs	-128,687.68	-125,096.00	-3,591.68	-215,350.00
Insurance	-1,820.00	-2,700.00	880.00	-3,700.00
Materials & Contracts MTC	0.00	-800.00	800.00	-5,800.00
Materials & Contracts Other	-5,576.87	-71,465.00	65,888.13	-101,750.00
Other	-25,718.74	-57,500.00	31,781.26	-111,500.00
Professional/Consultant Fees	-35,880.00	-215,350.00	179,470.00	-357,000.00
Total Expenses	-197,683.29	-474,077.70	276,394.41	-797,100.00
Revenue				
Interest Earnings	655,609.59	527,165.00	128,444.59	1,055,090.00
Other Revenue	5,644.12			
Total Revenue	661,253.71	527,165.00	134,088.71	1,055,090.00
TOTAL	463,570.42	53,087.30	410,483.12	257,990.00

ATTACHMENT: Income & Expenditure Statement by Nature and Type for the month ending 31 January 2008

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**Tamala Park Regional Council
Income Statement Budget Performance
July 2007 through January 2008**

	Jul '2007 - Jan 2008	Budget	\$ Over Budget	Annual Budget
Income				
I03 · GENERAL PURPOSE FUNDING				
I032 · Other GPF				
I032020 · Contributions	5,489.06			
I032030 · Interest on Investment	655,609.59	527,165.00	128,444.59	1,055,090.00
Total I032 · Other GPF	<u>661,098.65</u>	<u>527,165.00</u>	<u>133,933.65</u>	<u>1,055,090.00</u>
Total I03 · GENERAL PURPOSE FUNDING	661,098.65	527,165.00	133,933.65	1,055,090.00
I14 · OTHER PROPERTY & SERVICES				
I145 · Administration				
I145010 · Reimbursements	155.06			
Total I145 · Administration	<u>155.06</u>			
Total I14 · OTHER PROPERTY & SERVICES	<u>155.06</u>			
Total Income	<u>661,253.71</u>	<u>527,165.00</u>	<u>134,088.71</u>	<u>1,055,090.00</u>
Gross Profit	661,253.71	527,165.00	134,088.71	1,055,090.00
Expense				
E04 · GOVERNANCE.				
E041 · Membership				
E041005 · Mayoral Allowance	0.00	6,000.00	-6,000.00	12,000.00
E041010 · Deputy Mayor Allowance	0.00	1,500.00	-1,500.00	3,000.00
E041015 · Elected Members Remuneration				
E041018 · Composite Allowance	30,291.50	45,500.00	-15,208.50	91,000.00
Total E041015 · Elected Members Remuneration	<u>30,291.50</u>	<u>45,500.00</u>	<u>-15,208.50</u>	<u>91,000.00</u>
E041020 · Conference Expenses	0.00	4,500.00	-4,500.00	4,500.00
E041030 · Other Costs	0.00			1,000.00
Total E041 · Membership	<u>30,291.50</u>	<u>57,500.00</u>	<u>-27,208.50</u>	<u>111,500.00</u>
Total E04 · GOVERNANCE.	30,291.50	57,500.00	-27,208.50	111,500.00
E14 · OTHER PROPERTY & SERVICES.				
E145 · Administration				
E145005 · Salaries - Basic Costs	111,781.71	109,289.00	2,492.71	190,299.00
E145007 · Salaries Occ. Superannuation	10,465.93	9,797.00	668.93	17,089.00
E145009 · Salaries WALGS Superannuation	1,907.68	1,810.00	97.68	3,162.00
E145015 · Insurance W/comp.	4,096.00	3,600.00	496.00	3,600.00
E145019 · Staff Training & Dev.	436.36	600.00	-163.64	1,200.00
E145025 · Other Accom & Property Costs	5.45	13,000.00	-12,994.55	28,000.00
E145027 · Advertising General	0.00	3,200.00	-3,200.00	3,700.00
E145029 · Advertising Public/Statutory	3,494.55	2,800.00	694.55	5,600.00
E145031 · Graphics Consumables	0.00	2,000.00	-2,000.00	2,000.00
E145033 · Photocopying	19.76			
E145037 · Postage, Courier & Freight	0.00	500.00	-500.00	1,000.00
E145041 · Signage/Decals	95.00			1,500.00
E145043 · Stationery	48.55	350.00	-301.45	600.00
E145045 · Other Admin Expenses	0.00	3,500.00	-3,500.00	6,000.00
E145047 · Office Telephones & Faxes	554.51			
E145053 · Bank Charges	199.75	175.00	24.75	300.00
E145055 · Credit Charges	0.00	100.00	-100.00	100.00
E145057 · Audit Fees	0.00	5,500.00	-5,500.00	5,500.00

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**Tamala Park Regional Council
Income Statement Budget Performance
July 2007 through January 2008**

	Jul '2007 - Jan 2008	Budget	\$ Over Budget	Annual Budget
E145059 - Membership Fees	0.00	2,400.00	-2,400.00	2,400.00
E145061 - Legal Expenses	0.00	5,500.00	-5,500.00	10,000.00
E145063 - Conveyancing Expenses	0.00			500.00
E145069 - Valuation Fees	0.00	19,000.00	-19,000.00	24,000.00
E145071 - Other Professional Fees	4,200.00	100.00	4,100.00	1,000.00
E145075 - Promotions	0.00	2,500.00	-2,500.00	4,000.00
E145077 - Business Hospitality Expenses	0.00	3,000.00	-3,000.00	3,000.00
E145079 - Consultancy	26,680.00	190,000.00	-163,320.00	325,000.00
E145081 - Professional Retainer	0.00	750.00	-750.00	1,500.00
E145083 - Research	0.00	3,000.00	-3,000.00	3,000.00
E145087 - Computer Software Mtce	480.91	750.00	-269.09	750.00
E145089 - Computer Software Purchase	0.00	1,600.00	-1,600.00	1,600.00
E145091 - Computer Sundries	247.50	200.00	47.50	200.00
E145093 - Internet Provider Costs	358.13	140.00	218.13	300.00
E145094 - Plant & Equipment Purchase Non-	0.00			300.00
E145095 - Furniture & Equipment Purchase	0.00	26,000.00	-26,000.00	26,000.00
E145101 - Consumable Stores	0.00	100.00	-100.00	200.00
E145105 - Publications & Brochures	0.00	150.00	-150.00	200.00
E145107 - Subscriptions	0.00	100.00	-100.00	100.00
E145111 - Plans	0.00	400.00	-400.00	400.00
E145113 - Emergency Services	500.00	800.00	-300.00	800.00
E145115 - Misc Services Expenses	0.00			2,000.00
E145121 - Insurance - Public Liability	1,820.00	2,500.00	-680.00	2,500.00
E145123 - Insurance - Property (ISR)	0.00	200.00	-200.00	200.00
E145127 - Insurance - Other	0.00			1,000.00
E145204 - Fences/Walls (Sumps in Road Res	0.00			1,000.00
E145205 - Recreation Reserves Mtce	0.00			2,000.00
E145222 - Depreciation Furniture	0.00	1,166.70	-1,166.70	2,000.00
Total E145 - Administration	167,391.79	416,577.70	-249,185.91	685,600.00
Total E14 - OTHER PROPERTY & SERVICES.	167,391.79	416,577.70	-249,185.91	685,600.00
Total Expense	197,683.29	474,077.70	-276,394.41	797,100.00
Net Income	463,570.42	53,087.30	410,483.12	257,990.00

ATTACHMENT: Balance Sheet for the month ending 31 January 2008

8:06 AM
05/02/08

**Tamala Park Regional Council
Balance Sheet
As of January 31, 2008**

	<u>Jan 31, 2008</u>	<u>Jun 30, 2007</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Current/Savings			
A01100 · Cash at Bank			
A01101 · Unrestricted Municipal Bank	-1,309.85	2,417.32	-3,727.17
A01102 · Unrestricted Short Term Investm	48,725.32	132,289.67	-83,564.35
A01106 · Fixed Term Deposit_BankWest	16,968,426.31	16,542,280.67	426,145.64
Total A01100 · Cash at Bank	<u>17,015,841.78</u>	<u>16,676,987.66</u>	<u>338,854.12</u>
Total Current/Savings	17,015,841.78	16,676,987.66	338,854.12
Accounts Receivable			
A01120 · ACCOUNTS RECEIVABLE			
A011201 · Accrued Interest	0.00	2,969.34	-2,969.34
A01120 · ACCOUNTS RECEIVABLE - Other	5,489.06	0.00	5,489.06
Total A01120 · ACCOUNTS RECEIVABLE	<u>5,489.06</u>	<u>2,969.34</u>	<u>2,519.72</u>
Total Accounts Receivable	<u>5,489.06</u>	<u>2,969.34</u>	<u>2,519.72</u>
Total Current Assets	17,021,330.84	16,679,957.00	341,373.84
Fixed Assets			
A0154 · Furniture & Equipment			
A01541 · Accumulated Depn - F&E	-83.00	-83.00	0.00
A01542 · At Cost			
E168200 · Additions - 2007-08			
E168203 · Computer Equipment	3,277.14	3,190.27	86.87
E168204 · Printers Photocopiers Scanners	6,821.73	0.00	6,821.73
E168205 · Furniture & Equipment	136.36	0.00	136.36
E168206 · Floor Coverings	2,050.00	0.00	2,050.00
Total E168200 · Additions - 2007-08	<u>12,285.23</u>	<u>3,190.27</u>	<u>9,094.96</u>
A01542 · At Cost - Other	3,190.27	0.00	3,190.27
Total A01542 · At Cost	<u>15,475.50</u>	<u>3,190.27</u>	<u>12,285.23</u>
Total A0154 · Furniture & Equipment	<u>15,392.50</u>	<u>3,107.27</u>	<u>12,285.23</u>
Total Fixed Assets	<u>15,392.50</u>	<u>3,107.27</u>	<u>12,285.23</u>
TOTAL ASSETS	<u>17,036,723.34</u>	<u>16,683,064.27</u>	<u>353,659.07</u>
LIABILITIES			
Current Liabilities			
Accounts Payable			
L01215 · SUNDRY CREDITORS	15,405.00	440.00	14,965.00
Total Accounts Payable	<u>15,405.00</u>	<u>440.00</u>	<u>14,965.00</u>
Other Current Liabilities			
2100 · Payroll Liabilities			
L2001 · PAYG Deductions	4,462.00	1,164.00	3,298.00
L2002 · Superannuation Contributions	38.62	0.00	38.62
Total 2100 · Payroll Liabilities	<u>4,500.62</u>	<u>1,164.00</u>	<u>3,336.62</u>

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**Tamala Park Regional Council
Balance Sheet
As of January 31, 2008**

	<u>Jan 31, 2008</u>	<u>Jun 30, 2007</u>	<u>\$ Change</u>
2200 · Tax Payable	-324.78	-1,693.68	1,368.90
L0122 · Employee Entitlements			
L01227 · Accrued Wages	0.00	4,581.87	-4,581.87
Total L0122 · Employee Entitlements	0.00	4,581.87	-4,581.87
L01229 · Prov for Audit Fees	0.00	5,000.00	-5,000.00
L2300 · Distrib Due to Participants			
L2301 · TVP Equity/Surplus Dist	0.00	10,000.00	-10,000.00
L2302 · CP Equity/Surplus Dist	0.00	10,000.00	-10,000.00
L2303 · TC Equity/Surplus Dist	0.00	10,000.00	-10,000.00
L2304 · CJ Equity/Surplus Dist	0.00	20,000.00	-20,000.00
L2305 · CW Equity/Surplus Dist	0.00	20,000.00	-20,000.00
L2306 · TV Equity/Surplus Dist	0.00	10,000.00	-10,000.00
L2307 · CS Equity/Surplus Dist	0.00	40,000.00	-40,000.00
Total L2300 · Distrib Due to Participants	0.00	120,000.00	-120,000.00
Total Other Current Liabilities	4,175.84	129,052.19	-124,876.35
Total Current Liabilities	19,580.84	129,492.19	-109,911.35
TOTAL LIABILITIES	<u>19,580.84</u>	<u>129,492.19</u>	<u>-109,911.35</u>
NET ASSETS	<u>17,017,142.50</u>	<u>16,553,572.08</u>	<u>463,570.42</u>
EQUITY			
3900 · *Retained Earnings	332,132.91	0.00	332,132.91
L019001 · TVP Contributed Equity	1,351,786.60	1,351,786.60	0.00
L019002 · CP Contributed Equity	1,351,786.60	1,351,786.60	0.00
L019003 · TC Contributed Equity	1,351,786.60	1,351,786.60	0.00
L019004 · CJ Contributed Equity	2,703,573.19	2,703,573.19	0.00
L019005 · CW Contributed Equity	2,703,573.19	2,703,573.19	0.00
L019006 · TV Contributed Equity	1,351,786.60	1,351,786.60	0.00
L019007 · CS Contributed Equity	5,407,146.39	5,407,146.39	0.00
Net Income	463,570.42	332,132.91	131,437.51
TOTAL EQUITY	<u>17,017,142.50</u>	<u>16,553,572.08</u>	<u>463,570.42</u>

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS DECEMBER 2007 AND JANUARY 2008

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 12.66.401.0

Recommendation

That the Council RECEIVE and NOTE the list of accounts paid under Delegated Authority to the CEO for each of the months December 2007 and January 2008:

- **Month ending 31 December 2007 (Total \$29,988.15); and**
- **Month ending 31 January 2008 (Total \$23,695.36)**
- **Total Paid \$53,683.51**

Voting Requirements

Simple Majority

Report Purpose

Submission of the list of payments made under the CEO's Delegated Authority for the months ending 31 December 2007 and 31 January 2008.

Relevant Documents

Attachments: Cheque Detail for Months Ending 31 December 2007 and 31 January 2008

Available for viewing at the meeting: Nil

Local Government Act/Regulation

- Local Government Act 1995: Sect 5.42 - Delegation given for Payments
- Local Government (Financial Management) Regulations 1996: Regulation 13(1) - Monthly Payment list required
- Local Government (Audit) Regulations 1996: Regulation 13 - Compliance Audit Item

Background

A list of accounts paid under delegation or submitted for authorisation for payment is to be submitted to the Council at each meeting.

It is a specific requirement of Regulations that list state the month (not the period) for which the account payments or authorisation relates.

Comment

Payments made are in accordance with authorisations by Council, budget procurement and other Policies.

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Payments are subject of review by TPRC Accountants Haines Norton following completion of each months accounts.

There have been no unusual payment in the periods under review that warrant specific comment.

ATTACHMENT: Cheque Detail for Month Ending 31 December 2007

Tamala Park Regional Council Cheque Detail December 2007

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Cheque	directNov10	04/12/2007	Westpac Bank	A01101 · Unrestricted Municipal Bank		-22.25
			Westpac	E145053 · Bank Charges	-13.00	13.00
			Westpac	E145053 · Bank Charges	-3.75	3.75
			Westpac	E145053 · Bank Charges	-5.50	5.50
TOTAL					-22.25	22.25
Pay Cheque	directNov8	06/12/2007	Rod A Constantine	A01101 · Unrestricted Municipal Bank		-3,803.37
				E145005 · Salaries - Basic Costs	-5,961.44	5,961.44
				L2002 · Superannuation Contributions	536.53	-536.53
				L2002 · Superannuation Contributions	298.07	-298.07
				2100 · Payroll Liabilities	119.23	-119.23
				L2001 · PAYG Deductions	1,860.00	-1,860.00
Liability Cheque		20/12/2007	WALGSP	2100 · Payroll Liabilities	-119.23	119.23
			WALGSP	L2002 · Superannuation Contributions	-536.53	652.39
TOTAL					-3,803.37	3,919.23
Pay Cheque	directNov8	06/12/2007	Kylie Brock	A01101 · Unrestricted Municipal Bank		-1,085.36
				E145005 · Salaries - Basic Costs	-1,287.36	1,287.36
				L2002 · Superannuation Contributions	115.86	-115.86
				L2001 · PAYG Deductions	202.00	-202.00
Liability Cheque		20/12/2007	WALGSP	L2002 · Superannuation Contributions	-115.86	652.39
TOTAL					-1,085.36	1,621.89
Liability Cheque		06/12/2007	WALGSP	A01101 · Unrestricted Municipal Bank		-1,069.69
			WALGSP	L2002 · Superannuation Contributions	-298.07	298.07
Pay Cheque	55	22/11/2007		E145009 · Salaries WALGS Superannuat	-119.23	119.23
Pay Cheque	55	22/11/2007		E145007 · Salaries Occ. Superannuation	-115.86	115.86
Pay Cheque	55	22/11/2007		E145007 · Salaries Occ. Superannuation	-536.53	536.53
TOTAL					-1,069.69	1,069.69
Bill Pmt -ChequeDebit		06/12/2007	AIC	A01101 · Unrestricted Municipal Bank		-9,409.40
Bill	Invoice 2410	06/12/2007		E145079 · Consultancy	-8,554.00	8,554.00
				2200 · Tax Payable	-855.40	855.40
TOTAL					-9,409.40	9,409.40
Bill Pmt -ChequeDebit		06/12/2007	Award Signs	A01101 · Unrestricted Municipal Bank		-104.50
Bill	Invoice 5534	06/12/2007		E145041 · Signage/Decals	-95.00	95.00
				2200 · Tax Payable	-9.50	9.50
TOTAL					-104.50	104.50
Bill Pmt -ChequeDebit		06/12/2007	Haines Norton	A01101 · Unrestricted Municipal Bank		-440.00
Bill	Invoice 2008-	06/12/2007		E145071 · Other Professional Fees	-400.00	400.00
				2200 · Tax Payable	-40.00	40.00
TOTAL					-440.00	440.00
Bill Pmt -ChequeDebit		06/12/2007	Kyocera Mita	A01101 · Unrestricted Municipal Bank		-7,423.90
Bill	Invoice 37504	06/12/2007		E145095 · Furniture & Equipment Purcha	-6,749.00	6,749.00
				2200 · Tax Payable	-674.90	674.90

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Tamala Park Regional Council Cheque Detail December 2007

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-7,423.90	7,423.90
Bill Pmt -Cheque Debit		06/12/2007	WALGA	A01101 - Unrestricted Municipal Bank		-344.56
Bill	Invoice 49269	06/12/2007		E145029 - Advertising Public/Statutory	-313.24	313.24
				2200 - Tax Payable	-31.32	31.32
TOTAL					-344.56	344.56
Bill Pmt -Cheque Debit		06/12/2007	R A Constantine	A01101 - Unrestricted Municipal Bank		-273.29
Bill	Dec 07Reimb	06/12/2007		E145091 - Computer Sundries	-48.85	48.85
				E145095 - Furniture & Equipment Purchase	-127.27	127.27
				E145091 - Computer Sundries	-72.33	72.33
				2200 - Tax Payable	-24.84	24.84
TOTAL					-273.29	273.29
Bill Pmt -Cheque Debit		20/12/2007	R A Constantine	A01101 - Unrestricted Municipal Bank		-53.41
Bill	Officeworks 1	17/12/2007		E145043 - Stationery	-48.55	48.55
				2200 - Tax Payable	-4.86	4.86
TOTAL					-53.41	53.41
Pay Cheque	directNov9	20/12/2007	Kylie Brock	A01101 - Unrestricted Municipal Bank		-1,085.36
				E145005 - Salaries - Basic Costs	-1,287.36	1,287.36
				E145007 - Salaries Occ. Superannuation	-115.86	115.86
				L2002 - Superannuation Contributions	115.86	-115.86
				L2001 - PAYG Deductions	202.00	-202.00
TOTAL					-1,085.36	1,085.36
Pay Cheque	directNov9	20/12/2007	Rod A Constantine	A01101 - Unrestricted Municipal Bank		-3,803.37
				E145005 - Salaries - Basic Costs	-5,961.44	5,961.44
				L2002 - Superannuation Contributions	536.53	-536.53
				L2002 - Superannuation Contributions	298.07	-298.07
				2100 - Payroll Liabilities	119.23	-119.23
				L2001 - PAYG Deductions	1,860.00	-1,860.00
Liability Cheque		08/01/2008	WALGSP	2100 - Payroll Liabilities	-119.23	119.23
			WALGSP	L2002 - Superannuation Contributions	-652.39	652.39
			WALGSP	L2002 - Superannuation Contributions	-652.39	652.39
TOTAL					-4,571.62	4,571.62
Liability Cheque		20/12/2007	WALGSP	A01101 - Unrestricted Municipal Bank		-1,069.69
			WALGSP	L2002 - Superannuation Contributions	-298.07	298.07
Pay Cheque	directNov8	06/12/2007		E145009 - Salaries WALGS Superannuat	-119.23	119.23
				E145007 - Salaries Occ. Superannuation	-536.53	536.53
Pay Cheque	directNov8	06/12/2007		E145007 - Salaries Occ. Superannuation	-115.86	115.86
TOTAL					-1,069.69	1,069.69

ATTACHMENT: Cheque Detail for Month Ending 31 January 2008

**Tamala Park Regional Council
Cheque Detail
January 2008**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Cheque	57	03/01/2008	Westpac Bank	A01101 - Unrestricted Municipal Bank		-21.75
			Westpac	E145053 - Bank Charges	-13.00	13.00
			Westpac	E145053 - Bank Charges	-3.25	3.25
			Westpac	E145053 - Bank Charges	-5.50	5.50
TOTAL					-21.75	21.75
Pay Cheque		08/01/2008	Rod A Constantine	A01101 - Unrestricted Municipal Bank		-3,803.37
				E145005 - Salaries - Basic Costs	-5,961.44	5,961.44
				E145007 - Salaries Occ. Superannuation	-536.53	536.53
				L2002 - Superannuation Contributions	536.53	-536.53
				L2002 - Superannuation Contributions	298.07	-298.07
				E145009 - Salaries WALGS Superannuation	-119.23	119.23
				2100 - Payroll Liabilities	119.23	-119.23
				L2001 - PAYG Deductions	1,860.00	-1,860.00
TOTAL					-3,803.37	3,803.37
Pay Cheque		08/01/2008	Kylie Brock	A01101 - Unrestricted Municipal Bank		-1,453.58
				E145005 - Salaries - Basic Costs	-1,287.36	1,287.36
				E145005 - Salaries - Basic Costs	-429.12	429.12
				L2002 - Superannuation Contributions	154.48	-154.48
				E145005 - Salaries - Basic Costs	-75.10	75.10
				L2001 - PAYG Deductions	338.00	-338.00
Liability Cheque		17/01/2008	WALGSP	L2002 - Superannuation Contributions	-38.62	652.39
TOTAL					-1,337.72	1,951.49
Liability Cheque		08/01/2008	WALGSP	A01101 - Unrestricted Municipal Bank		-1,069.69
			WALGSP	L2002 - Superannuation Contributions	-298.07	298.07
Pay Cheque	directNov9	20/12/2007		E145009 - Salaries WALGS Superannuation	-238.46	119.23
				E145007 - Salaries Occ. Superannuation	-533.16	536.53
				E145009 - Salaries WALGS Superannuation	-238.46	119.23
TOTAL					-1,308.15	1,073.06
Bill Pmt -Cheque	Debit	16/01/2008	Haines Norton	A01101 - Unrestricted Municipal Bank		-440.00
Bill	2008-036074	16/01/2008		E145071 - Other Professional Fees	-400.00	400.00
				2200 - Tax Payable	-40.00	40.00
TOTAL					-440.00	440.00
Bill Pmt -Cheque	Debit	16/01/2008	Kyocera Mita	A01101 - Unrestricted Municipal Bank		-21.74
Bill	2830073535	16/01/2008		E145033 - Photocopying	-19.76	19.76
				2200 - Tax Payable	-1.98	1.98
TOTAL					-21.74	21.74
Bill Pmt -Cheque	Debit	16/01/2008	R A Constantine	A01101 - Unrestricted Municipal Bank		-22.99
Bill	DickSmith 58-659	16/01/2008		E145091 - Computer Sundries	-20.90	20.90
				2200 - Tax Payable	-2.09	2.09
TOTAL					-22.99	22.99
Pay Cheque		17/01/2008	Kylie Brock	A01101 - Unrestricted Municipal Bank		-1,085.36
				E145005 - Salaries - Basic Costs	-1,287.36	1,287.36
				E145007 - Salaries Occ. Superannuation	-115.86	115.86
				L2002 - Superannuation Contributions	115.86	-115.86
				L2001 - PAYG Deductions	202.00	-202.00
TOTAL					-1,085.36	1,085.36

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Cheque Detail January 2008

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Pay Cheque		17/01/2008	R A Constantine	A01101 - Unrestricted Municipal Bank		-3,803.37
				E145005 - Salaries - Basic Costs	-5,961.44	5,961.44
				L2002 - Superannuation Contributions	536.53	-536.53
				L2002 - Superannuation Contributions	298.07	-298.07
				2100 - Payroll Liabilities	119.23	-119.23
				L2001 - PAYG Deductions	1,860.00	-1,860.00
Liability Cheque		31/01/2008	WALGSP	L2002 - Superannuation Contributions	-157.85	652.39
			WALGSP	L2002 - Superannuation Contributions	-157.85	652.39
TOTAL					-3,463.31	4,452.39
Liability Cheque		17/01/2008	WALGSP	A01101 - Unrestricted Municipal Bank		-1,069.69
				L2002 - Superannuation Contributions	-298.07	298.07
				2100 - Payroll Liabilities	-119.23	119.23
Pay Cheque		08/01/2008		E145007 - Salaries Occ. Superannuation	-38.62	154.48
TOTAL					-455.92	571.78
Bill Pmt -Cheque	Debit	31/01/2008	WALGA	A01101 - Unrestricted Municipal Bank		-921.40
Bill	50028	31/01/2008		E145029 - Advertising Public/Statutory	-837.64	837.64
				2200 - Tax Payable	-83.76	83.76
TOTAL					-921.40	921.40
Bill Pmt -Cheque	Debit	31/01/2008	AIC	A01101 - Unrestricted Municipal Bank		-2,079.00
Bill	2429	31/01/2008		E145079 - Consultancy	-1,890.00	1,890.00
				2200 - Tax Payable	-189.00	189.00
TOTAL					-2,079.00	2,079.00
Bill Pmt -Cheque	Debit	31/01/2008	R A Constantine	A01101 - Unrestricted Municipal Bank		-85.00
Bill	ITech Inv 168877	31/01/2008		E145091 - Computer Sundries	-77.27	77.27
				2200 - Tax Payable	-7.73	7.73
TOTAL					-85.00	85.00
Pay Cheque		31/01/2008	Kylie Brock	A01101 - Unrestricted Municipal Bank		-1,085.36
				E145005 - Salaries - Basic Costs	-1,287.36	1,287.36
				L2002 - Superannuation Contributions	115.86	-115.86
				L2001 - PAYG Deductions	202.00	-202.00
Liability Cheque		31/01/2008	WALGSP	L2002 - Superannuation Contributions	-115.86	652.39
TOTAL					-1,085.36	1,621.89
Pay Cheque		31/01/2008	R A Constantine	A01101 - Unrestricted Municipal Bank		0.00
				E145005 - Salaries - Basic Costs	-5,961.44	5,961.44
				L2002 - Superannuation Contributions	536.53	-536.53
				L2002 - Superannuation Contributions	5,961.44	-5,961.44
				2100 - Payroll Liabilities	119.23	-119.23
Liability Cheque		31/01/2008	WALGSP	2100 - Payroll Liabilities	-119.23	119.23
			WALGSP	L2002 - Superannuation Contributions	-417.30	652.39
TOTAL					119.23	115.86
Liability Cheque		31/01/2008	WALGSP	A01101 - Unrestricted Municipal Bank		-6,733.06
			WALGSP	L2002 - Superannuation Contributions	-5,961.44	5,961.44
Pay Cheque		31/01/2008		E145009 - Salaries WALGS Superannuation	-119.23	119.23
Pay Cheque		17/01/2008		E145007 - Salaries Occ. Superannuation	-38.62	536.53
				E145009 - Salaries WALGS Superannuation	-119.23	119.23
Pay Cheque		31/01/2008		E145007 - Salaries Occ. Superannuation	-115.86	115.86
Pay Cheque		31/01/2008		E145007 - Salaries Occ. Superannuation	-417.30	536.53
TOTAL					-6,771.68	7,388.82

9.4 DISTRIBUTION OF EQUITY REQUEST – MUNICIPAL RATES LOT 9504 (PART) REQUEST – TOWN OF CAMBRIDGE

Report Information

Location: Lot 9504 (Part) on Deposited Plan 52070
Applicant: Town of Cambridge
Reporting Officer: Chief Executive Officer File Reference: 25.138.1082.0

Recommendation

- 1) That, pending transfer from participant local authorities to the TPRC of the developable land described in the TPRC Establishment Agreement, a funds distribution of capital from TPRC be made to participant local authorities equivalent to the rates levied for Lot 9504 less rates attributable to the proportion of land leased to MRC.
- 2) The payment in one to be made while the rate assessment is based on the calculation method defined in the TPRC Establishment Agreement and if the rate assessment changes, the matter be reconsidered by the Council.

Voting Requirements

Absolute Majority in respect of any approval requiring budget change.

Report Purpose

To submit for consideration request for a refund of rates paid on Lot 9504 by the Town of Cambridge.

Relevant Documents

Attachment: Plan Lot 9504 on Deposited Plan 52070
Available for viewing at the meeting: TPRC Establishment Agreement

Previous Minutes

N/A

Policy Reference

N/A

Local Government Act/Regulation

Local Government Act - Part 6 Municipal Rating

Background

Part 6 of the Local Government Act deals with the liability for municipal rates. Provisions of the Act allow that land held by a Regional Council for a regional purpose is not rateable. This provision has been subject of contest in recent times.

In developing the TPRC Establishment Agreement it was decided by participants that

a rate equivalent payment should be made to the rateable authority (City of Wanneroo) by the TPRC when participants completed transfers of the TPD land to the Regional Council. This provision was seen as a pragmatic means of obviating any argument relating to the provisions of parts of the Act.

The transfer of land from participants to TPRC has been delayed because of decisions given relating to GST. Essentially, these decisions will mean that the TPRC would be liable for GST and would suffer a cost and cashflow disadvantage with an unnecessarily early transfer of the developable land.

In the context of the above, the Town of Cambridge has now written as follows:

“As you are most likely aware, the City of Wanneroo imposes rates on the land held for residential development at Tamala Park. The obligation to pay rates is currently that of the respective seven owners, until such point as the land ownership is transferred to the Tamala Park Regional Council (TPRC).

It is envisaged that once transferred, the liability for the payment of rates (i.e. a rates equivalent amount) will be that of TPRC, via the principle included in the Establishment Agreement (refer 7.3).

It is in this regard that the Town would like to request an item be submitted to the TPRC, to consider reimbursing the Member Councils for the rates they have paid to the City of Wanneroo, for their share of the Tamala Park land held for residential development.

The basis for this request is that the TPRC has been funded to progress the land development via the bush forever proceeds, which includes payment of rates as indicated in the Establishment Agreement. It seems reasonable that the TPRC now accept responsibility for the payment of rates, at least from the current year.”

Comment

The Town of Cambridge request suggests that an action be taken to produce a result that would have occurred if the TPRC developable land had been transferred from participants on the timetable originally anticipated.

The decision on whether a payment should be made simply adjusts the amount of capital available for future works by TPRC.

While the rateable land is not in ownership of TPRC, it would not be appropriate for TPRC to accept and pay accounts direct to City of Wanneroo. City of Wanneroo will be under a legal liability to send rate notices to owners. This preserves City of Wanneroo's legal obligations and also the owners' rights to make any objection to the valuation or rate.

TPRC could make a rate equivalent payment to owners following payment of rates by owners. This would amount to a distribution of equity and could be made at a nominated date in each financial year. Participant Councils would record the transaction as a distribution receipt. TPRC would record the transaction as a distribution of equity.

One issue that could be seen as a complication is that the land upon which the local authority owners currently pay rates comprises a greater area than the land that will be transferred to TPRC. The additional land is the portion shaded on the plan

attached. This land is neither within the MRC lease area or part of land proposed for development by TPRC. However, the value of rates attributable to the additional portion would not be significant and could be included in making the equity distribution by TPRC. If the TPRC distribution was to be made on the TPRC developable land only it would be necessary to undertake additional surveys and commission valuations for rating purposes. This is considered an unnecessary expense in context of the outcome required.

The values and rate amounts involved are shown in the table below.

	Total Land Lot 9504	MRC lease	Residual Land	TPRC land
Area (ha)	342.9104	151.882	191.0284	169
Rateable values	\$48M	\$21,260,178	\$26,739,822	
Rates Levied	\$142,512	\$63,121	\$79,391	

The table shows that the rates paid direct by local authority participants total \$79,391 for 2007/08. A rate equivalent payment by TPRC to participants would result in the following distributions:

City of Perth, Town of Victoria Park, Town of Vincent	\$ 6,616 each
City of Joondalup, City of Wanneroo	\$13,232 each
City of Stirling	\$26,463

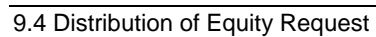
The provisions of the Establishment Agreement that would facilitate a rate equivalent payment are clauses 7.3 together with the general distribution provisions covered by clause 9. Clause 7.3 reads as follows:

From the date of the transfer of the Land to the TPRC, and for so long as the Land, or part of the Land, is owned by the TPRC and is not rateable land under Part 6 of the Local Government Act 1995, the TPRC is to pay to the City of Wanneroo a rates equivalent payment in respect of the Land, or that part of the Land, calculated:

- a) On the gross rental value – in respect of the Land or that part of the Land, that has been subdivided for the purposes of the sale of lots to the public, from the date that the approved plan or diagram of survey is marked by the Department of Land Information as being in order for dealing;*
- b) On the unimproved value – in respect of the balance of the Land; and*
- c) In respect of (a) and (b), by applying the minimum rate or the general rate in the dollar for unimproved values or gross rental values, as the case requires, but so as not to include any administrative fees or penalties or any specified area rate or differential rate which is intended to apply only to the Land and to no other land.*

At the time that land is transferred by participants to TPRC, participants will then be left with the liability for payment of rates for the land shaded on the attached plan.

Provision has been made in the January 2008 budget review for a total payment of \$79,391. Payment for rates would be made in respect of rates from 1 July 2007. Prior to 1 July 2007 rates were calculated on a larger land parcel which included 89.176 hectares now transferred to the Crown.



9.5 ABORIGINAL HERITAGE STUDY – LOT 9504 & SURROUNDS, ETHNOGRAPHIC & ARCHAEOLOGICAL REPORT – AUSTRALIAN INTERACTION CONSULTANTS

Report Information

Location: Lot 9504
Applicant: Australian Interaction Consultants
Reporting Officer: Chief Executive Officer File Reference: 18.106.201.3

Recommendation

- 1) That the Council RECEIVE the report from Australian Interaction Consultants dated November 2007.**
- 2) That the Council NOTE the recommendations of the report with the qualifications set out in the comments section of the agenda for this item.**
- 3) That Councils purchasing and contract policy be ADJUSTED to include the requirement for a cultural material contingency plan and for Council staff and contracting personnel to be made aware of their obligations under the Aboriginal Heritage Act.**
- 4) That the reports be INCLUDED as reference material for future structure planning of the TPD land.**

Voting Requirements

Simple Majority

Report Purpose

To advise the result of stage 2 of the brief for study of Aboriginal Heritage in the TPD area.

Relevant Documents

Attachment: Report Received December 2007 - Site survey, Archaeological and Ethnographic Study
Available for viewing at the meeting: Study Brief (Parts A-Desktop & B-Archaeological and Ethnographic);
AIC Desktop Study (Part 1 of total study)

Previous Minutes

- Council Meeting 30 November 2006 (Item 9.8 - Approval of 2 stage brief for inviting tenders)
- Council Meeting 8 February 2007 (Item 9.6 - Tender Results - Australian Interaction Consultants appointed)
- Council Meeting 14 June 2007 (Item 9.6 - Desktop study Report Received- Stage 2 study authorised)
- Council Meeting 9 August 2007 (Item 9.16 - Alternative consultation program by AIC considered - not approved - study to continue on original stage 2 brief)

Budget Allocation

Budget Expenditure

\$35,068.00

\$35,617.40

Budget Comment

All cost liabilities for Stage A & B studies have been discharged. Some consultant per hour cost increases were approved. The WAPC has been billed \$5,489 for part study costs covering Government land according to a pre-arranged formula.

Policy Reference

N/A

Local Government Act/Regulation

Local Government Act - Part 6 Municipal Rating

Background

A cultural heritage must be performed as part of the structure planning process for Greenfield sites. The Aboriginal heritage component must be undertaken in reference to guidelines and specific requirements of the Aboriginal Heritage Act (DIA) and the Dept of Indigenous affairs. Reports produced form part of any structure plan submission to the Local Authority and WAPC. Consultants approved by DIA are appointed. Consultations with aboriginal communities are conducted. Sites of significance are entered in a register maintained by the DIA which is available for public inspection. Registered sites and those considered of archeological or cultural interest may be subject of preservation and other orders. On an ongoing basis persons disturbing land have statutory obligations to report any findings of potential significance and to stop work to allow appropriate assessment of the finding.

The TPRC (and earlier, the combined Local Governments) have wanted the ABS study to be advanced to identify any land area requiring special attention in structure planning. There has been a limited availability of consultants for the work. TPRC conducted initial research through 9 studies previously reported in the General Area. The Mindarie Regional Council lease contains a number of registered sites and a site of major importance that requires preservation. This site traces a path of the mythical Waugal. The site extends generally along the full length of the north boundary of the MRC lease site (north) coincident south boundary of the TPD.

MRC has made its library of information on AH matters available and provided meeting space for the various consultations with the aboriginal communities that took place as part of the TPRC commissioned work.

Comment

The desktop study - Part A - did not reveal any registered sites within the land proposed for the TPD. The study did suggest that the general history of the area and the findings on nearby sites warranted completion of Part B which comprised an onsite archeological survey and further ethnographic work including consultations with five groups of aboriginal consultants that have ties to the area.

The current AIC report describes that the archeological survey identified 5 sites that may be of interest within the TPD area and one site outside the Western boundary of the site near the ocean foreshore. These sites are described with pictures in the report. The survey was limited by dense ground cover over a substantial portion of the site.

Consultations with aboriginal consultants resulted in a request for further survey work over the sites identified by AIC and that such surveys should directly involve members of the aboriginal communities.

The AIC recommendations are as follows:

Quote from section 7 - 4 recommendations

Recommendations 1 and 4 are may be adopted by the Council but the following qualifications may be appropriate:

- In respect of recommendation 1: That the appointment of any archaeologist and aboriginal monitors would be considered in conjunction with planning for each stage of construction.*
- In respect of recommendation 2 : That any further archaeological surveys on site include an aboriginal representative as part of the survey team; That the Council will be involved with the preparation of management plans by the WAPC for the Coastal Conservation Reserve west of Marmion Avenue and for the Closed MRC landfill and will have the opportunity to promote ongoing involvement by the aboriginal community in monitoring and protection measures for the several registered sites and sites of interest in this surrounding land and the signing of areas of cultural and historical interest; That the Council has an objective of providing a range of economic social and environmental benefits for the Future community in and around Tamala park and providing an economic return to seven Local authorities to facilitate public works over a wider area and to a population of some 600,000 persons. That the broad public good arising from the combined public spending by the TPRC and participant Local Governments will include benefits for all population groups and that it is not part of the TPRC charter to make a direct contribution of a percentage of land sales to any single group.*
- In respect of recommendation 3 and 4 that the Council will need proceed with these recommendations to appropriately respond to the requirement of the aboriginal heritage act and to general conservation objectives and should ensure ongoing advice of requirements to all staff and consultants and contractors and the inclusion of appropriate provisions in formal contracts for site surveys and site works.*

The work to date has concluded :

- There are no registered sites within the TPD.*
- Some sites have been identified by archaeologists that may require revisiting with aboriginal consultants at a future time.*
- A cultural materials contingency plan is required and will add surety and efficiency in the event of relevant material being found.*
- That the council must ensure all staff, consultants and contractors are aware of their responsibilities under the AH Act.*

That there are a number of important registered sites external to but in the vicinity of the TPD which should be factored into TPRC planning for planning for access, cultural heritage preservation, leisure, monitoring by aboriginal representatives and the general interface between the TPD urban development area and the substantial area of surrounding regional open space.

ATTACHMENT: Report Received December 2007 - Site survey, Archaeological and Ethnographic Study

**Aboriginal Heritage Survey
Addendum to a Desktop Report
under the *Aboriginal Heritage Act 1972*
of the
Proposed Development at Tamala Park, WA**



Prepared for
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November 2007

AIC ref8012

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Acknowledgements

AIC acknowledges the input and participation of the Aboriginal Elders of the metropolitan area who have contributed by providing information about the culturally significant attributes and features of the survey area.

Our appreciation for the input and participation of Rod Constantine of Tamala Park Regional Council is also acknowledged.

Abbreviations

ACMC	Aboriginal Cultural Material Committee
AIC	Australian Interaction Consultants
DIA	Department of Indigenous Affairs
NTC	Native Title Claimant Group
The Act	<i>Aboriginal Heritage Act 1972 (WA)</i>

Disclaimer

AIC attempts to give voice to the Indigenous people who take part in surveys such as the one reported here. We neither claim the knowledge revealed to us, nor can we necessarily vouch for the veracity of the information given. We do, however, consult with people whom we consider to have the best knowledge of the area being surveyed. In instances where no ethnographic information is presented, it should not be presumed that heritage values are not present. Often, we are told by Indigenous people that they have not known the consultant sufficiently well, or that they have not been in the appropriate company, and have claimed ignorance of places that they may identify as a site at a different time, under different circumstances. Within this report we have intended that only the *fact* of a site be recorded. This report is not designed to be the basis of the recording of sites – it is designed to advise the client of those places that may need to be accommodated under the Act. More elaborate details of the place or object will be provided in the site recording forms that AIC will submit to DIA to enable the site recording process to be completed.

GPS Datum and Limitations

The GPS datum used during this survey was either **WGS 84** or **MGA 94**. AIC attempts to accurately locate geographical sites and locations. However, the limitations of handheld GPS devices will create inaccuracies on occasion. Also, the potential for error from datum shift is ever present.

Cover photo to east from peak of limestone ridge in centre of Tamala Park development area.

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This report is a result of the combined efforts of the AIC team:

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Chris Gotse <i>BA Archaeology</i>	Fieldwork, reporting
Steve Morgan <i>BA, MA Applied Anthropology</i>	Fieldwork, reporting
Andrew Martin <i>BA History and Politics, Grad Dip Dev Studies</i>	Research, field assist
Sagitte Yom-Tov <i>BA(Hons) Anthropology</i>	Research, field assist
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1.0 PURPOSE OF THIS REPORT

The Tamala Park Regional Council (TPRC) was established with the sole purpose of undertaking development, marketing and sale of 165 hectares of the original purchase of 432 hectares by the partners of the Mindarie Regional Council.

Australian Interaction Consultants (AIC) was engaged by TPRC to undertake an archaeological assessment and ethnographic consultation of the Proposed Development Area (PDA) between Neerabup Drive and the Tamala Park Waste Management Facility (refer Figure 1).

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2.0 ARCHIVAL RESEARCH

For more information on the desktop research of the area, please refer to AIC's previous report (see Bibliography)

The DIA database indicates that there are six (6) previously recorded Aboriginal sites in the vicinity of the PDA. None of the previously recorded Aboriginal sites are within the proposed development area and will not be impacted. However their presence indicates that Aboriginal people utilised the Swan coastal plains for traditional purposes.

SITE ID	Site Name	Status	SiteType	Comment
3407	Tamala Park Trees	Permanent	Modified Tree	Not within the PA
3567	Mindaire Waugal	Permanent	Mythological / Artefact / Scatter	Not within the PA
17497	Mindarie Burial Ground	Stored	Skeletal Material / Burial	Not within the PA
18801	Scarred Tree	Permanent	Modified Tree	Not within the PA
18802	Tamala Park Campsite	Stored	Mythological	Not within the PA
18803	Tamala Park Waterhole	Stored	Mythological	Not within the PA

Table 1: Synthesis of previously recorded sites identified during archival search

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3.0 ARCHAEOLOGICAL SURVEY

An archaeological assessment of the Tamala Park PDA was performed by AIC archaeologists Kirwan Williams and Chris Gotse on the 3rd of October 2007. This assessment entailed access by 4WD vehicle to central locations within the PDA and then more detailed pedestrian transects from those places in an attempt to locate any cultural material within the scope of proposed works at Tamala Park.

No new archaeological sites were identified during the survey within the Tamala Park PDA. As with previous surveys in the general area, surface visibility was severely limited by vegetation. Due to copious rainfall in recent times vegetative growth has masked virtually all surface detail. Portions of the PDA were almost completely inaccessible due to thick Acacia scrub and in other places thick Melaleuca scrub. DIA records show the presence of several sites in the vicinity, indicating that this area was subject to Aboriginal occupation in the past. For this reason, there is a high potential for finding cultural material on the surface or in sub-surface deposits.

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4.0 ETHNOGRAPHIC SURVEY

The Native Title claims covering this area are:

Single Noongar (Area 1) (active) – WAG6006/03 (WC03/006)

Ballaruk (not registered) - WAD149/98 (WC95/86)

The CSR&SCP NTC, Bibbulmun and IAEG and the Ballaruk NTC representatives were identified as consultants for the Tamala Park development area. However these groups do not meet together and separate meetings were arranged. On this occasion, members of the CSR&SCP met together except for the Elders females of the Warrell family while IAEG members are typically consulted in conjunction with the Bibbulmun and Ballaruk representatives. A further meeting was arranged for the Jacobs family who do not meet with any of the other groups due to differences of opinion on 'speaking for country'.

AIC contacted Corrie Bodney, as contact person for the Ballaruk, Patrick Hume, as contact person for the IAEG, Ken Colbung, as contact person for the Bibbulmun Group, Margaret Jeffries for the SVNC and Richard Wilkes, Albert Corunna, Victor Warrell and Greg Garlett as contact persons for the CSR&SCP, to make arrangements for a consultation and field inspection.

The project proposed was explained to the contact people and arrangements were made for their representatives to participate in a meeting and conduct an inspection of the Tamala Park proposed development area with AIC consultants. Arrangements were also made for members of the project team to be present to explain the nature of the project and to answer related queries.

On the 16th and 17th of October 2007, AIC heritage consultants Steve Morgan, Andrew Martin and Sagitte Yom-Tov consulted with all relevant Aboriginal groups who expressed an interest in the Aboriginal heritage of the survey area.

The consultation on the 16th of October 2007 was attended by Rod Constantine from the Tamala Park Regional Council and by representatives from the Independent Aboriginal Environment Group (IAEG), Ballaruk and Bibbulmun groups.

On the 17th of October 2007 consultation was concluded with the Jacobs family and representatives of the Combined Swan River and Swan Coastal Plains Native Title Holders (CSR&SCP NTH).

4.1 Concerns and requests

Consultation with the IAEG, Ballaruk and Bibbulmun groups on the 16th of October 2007 raised the following concerns and requests:

- The IAEG, Ballaruk and Bibbulmun representatives want to work together with the clients, anthropologists and archaeologists during this consultation and in an ongoing capacity.

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- The IAEG, Ballaruk and Bibbulmun representatives indicated the need to survey the ground to identify sites and areas of interest as they are unhappy that the archaeologists identified sites without them.
- The IAEG, Ballaruk and Bibbulmun representatives were concerned that there were possibly graves, scarred trees and bush food in the area.
- They stressed the need for an appropriate number of monitors to be present during ground disturbance.
- The IAEG, Ballaruk and Bibbulmun representatives indicated that they require places in which to teach Aboriginal culture. However, at this stage, they have not suggested specific areas.

Consultation with the Jacob's family on the 17th of October 2007 raised the following concerns and requests:

- The Jacob's family objected to any development West of Marmion Avenue.
- The Jacob's family indicated environmental surveys are required.

Consultation with the Combined Swan River & Swan Coastal Plain Native Title Holder representatives (Bropho, Wilkes, Warrell and Corunna families) on the 17th of October 2007 raised the following concerns and requests:

- The Combined Swan River & Coastal Swan Plain Native Title Holder representatives indicated a Heritage Management Plan would be required.
- The Combined Swan River & Coastal Swan Plain Native Title Holder representatives do not accept that Native Title has been extinguished if the land was acquired after the implementation of the Racial Discrimination Act 1975 (RDA). (See Appendix III.)
- Robert Bropho indicated that he would prepare a report in relation to their extinguished Native Title application.
- The Combined Swan River & Coastal Swan Plain Native Title Holder representatives proposed that 10% of sales be set aside for Indigenous economic benefit and wellbeing.

Consultation with the Combined Swan River & Swan Coastal Plain Native Title Holder representatives (Warrell Sisters) on 17th of October 2007 raised the following concerns and requests:

- The Warrell Sisters have no concerns with the proposed development. However, they would like recognition of places of significance and Indigenous heritage in general, such as signs and artwork.

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5.0 DISCUSSION (RECOGNISING ABORIGINAL HERITAGE)

For more information on the Aboriginal history of the area, please refer to AIC's previous report (see Bibliography).

The PDA was once part of a wider and vibrant cultural landscape. Camp sites, hunting grounds and previous residences of deceased kin members now form part of the heritage of contemporary Nyungah families, along with known sites of traditional religious significance that are therefore sacred in nature.

Relationship to the land continues to be expressed in terms of respect and awe for Creative Ancestors whose spirits reside within the land for the protection of plant, animal and bird species. Present-day Nyungahs have custodial responsibilities that include the guardianship of knowledge for future generations.

Communication routes, Dreaming tracks and Dreaming stories remain in the oral tradition of many Noongar families; so too do the stories of 'massacres' remain, and the localities with which they are associated as campsites or as burials. It is these set of associations in particular that concern Aboriginal people when they participate in Heritage surveys. This explains the prevalence of those concerns expressed in the Heritage reports.

The coastal fringe and the dunal system that includes the Yanchep area were widely used in pre-contact times and in the immediate years following contact. The Dreaming stories, recently related in an unpublished confidential report for an art works project in the Fremantle area, associated with the many natural features of the Cockburn Sound, are highly significant and the subject of the struggle to protect and preserve Noongar heritage.

In the broad context, large areas of cultural sensitivity have not yet been fully paramatised as sites under the Aboriginal Heritage Act. However, in previous surveys involving the coastal dune system Aboriginal people have expressed repeatedly the significance of these features. Surveys in neighbouring areas such as Tamala Park, Gngangara, Mindarie and Brighton Estate have identified features found in the dune system on a project by project basis. Surveys in areas further down the coast at Leighton, City Beach and Kwinana have identified dunes as a part of whole dune system highlighting the extent of major Dreaming stories involving the activities of the Waugal, Shark, Crocodile and Whale.

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6.0 OVERALL POSITION

Although no archaeological sites or materials were located during the survey the Elders confirmed the significance of the coastal dunal system and identified several areas of heightened cultural sensitivity (see Photographs). The issues and concerns raised by the Elders and their respective representatives that fall outside the scope of this project are an indication of their strength and breadth of commitment to heritage, native title and land rights in their role as traditional custodians of their ancestors' and descendants' legacy.

The degradation of the environment as a result of urban development/sprawl is of great concern to Aboriginal people. If development is required, it has to be carried out with ongoing Aboriginal involvement. The representatives stress the importance of being present at the archaeological surveys and during development. They would also like to be involved with the proposed coastal conservation plan for the area south of the present proposed development and west of Marmion Avenue. This area is generally known as the coastal conservation reserve and is located between the existing Mindarie Keys development to the north and the Burns Beach urban development to the south. They would also like to benefit economically from development.

In relation to conserving and acknowledging significant areas within the PDA, a nearby survey in Butler to the north of Tamala Park included a significant limestone ridge within a fully developed residential area. It has been fenced and signposted with a heritage trail traversing the centre. The fenced area is surrounded by park and BBQ facilities. Such an approach might be emulated for the PDA.

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REPORT ON ABORIGINAL HERITAGE- LOT 8, 9 & 32 BUTLER, WA



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7.0 AIC RECOMMENDATIONS

AIC makes the following recommendations:

1. AIC recommends that consideration be given to arranging appropriate Aboriginal monitors and a qualified supervising archaeologist for ground clearing and earthmoving activities.
2. AIC recommends that Tamala Park Regional Council take note of the following requests from the Aboriginal groups:
 - The IAEG, Ballaruk and Bibbulmun representatives want to work together with the clients, anthropologists and archaeologists during this consultation and in an ongoing capacity because there was concern that there were possibly graves, scarred trees and bush food in the area.
 - The IAEG, Ballaruk and Bibbulmun representatives indicated the need to survey the ground to identify sites and areas of interest as they are unhappy that the archaeologists identified sites without them.
 - The IAEG, Ballaruk and Bibbulmun representatives indicated that they require places in which to teach Aboriginal culture. However, at this stage, they have not suggested specific areas.
 - The Combined Swan River & Coastal Swan Plain Native Title Holder representatives proposed that 10% of sales be set aside for Indigenous economic benefit and wellbeing.
 - The Warrell Sisters would like recognition of places of significance and Indigenous heritage in general, such as signage and artwork.
3. AIC recommends that Tamala Park Regional Council adopt a Cultural Material Contingency Plan for ground clearing activities (see Appendix II).

A Cultural Material Contingency Plan sets out steps to be followed when artefacts are discovered during ground clearing activities and construction work. Monitoring by Aboriginal representatives ensures that they are informed of construction and development issues, so that the integrity of Aboriginal sites is maintained, ensuring compliance with the provisions of the AHA.

If artefacts are discovered, all work in the affected area must stop immediately. The Aboriginal monitors will contact the senior supervising manager/superintendent who is to notify the project manager and the heritage consultant/project archaeologist (in this case, Australian Interaction Consultants). If the material consists of human remains, the Police and the Department of Indigenous Affairs must be contacted and work is to be held pending their advice.

If any artefactual material is uncovered, the archaeologist must assess, record and report the find to DIA and, if possible, mitigate damage to the area. The archaeologist then advises in relation to the continuation of works and any further obligations under the *Aboriginal Heritage Act* (1972). Monitoring of the works by relevant Aboriginal representatives, if appropriate, must be

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continued due to the possibility of further sites being discovered. (See Appendix II)

4. AIC also recommends that all Tamala Park Regional Council staff and contracting personnel be made fully aware of their obligations under the *Aboriginal Heritage Act (1972)* (see Appendix I).

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FIGURE 1: PROJECT MAP AND ABORIGINAL SITES



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PHOTOGRAPHS



Mound 1



Mound 2

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Tuart Grove



Limestone Ridge

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Bobtail



Dunes from future Foreshore Reserve

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APPENDIX I: ABORIGINAL HERITAGE ACT (1972)

The following information is from a heritage perspective only, and any binding legal advice must be sought from an appropriate legal source. This information is extracted from the DIA website at www.dia.wa.gov.au.

Developers must make a reasonable effort to find out if any sites exist in the development area. If a previously unrecorded site or any Aboriginal material is located the land owner or user must report them to the Registrar of Aboriginal Sites.

Under the Act it is an offence to disturb any Aboriginal site. If a development is likely to impact on a site, consent to proceed must be given by the Minister for Aboriginal Affairs in the form of a section 18 permit. Penalties include fines of up to \$2000 and/or 12 months imprisonment. Sites or material can include burial grounds; symbols; objects; cave or rock paintings or engravings; stone structures; arranged stones; and carved trees.

The Minister for Indigenous Affairs is responsible for the administration of the Act. He or she ensures that all places in Western Australia which are of traditional or current sacred, ritual or ceremonial significance to Indigenous people are recorded and their importance evaluated.

A section 18 permit is required only if a development is likely to impact on an existing site. If no sites are located within an area, or if the development can avoid an existing site in a manner acceptable to relevant Aboriginal people, no section 18 is required. However, should a previously unrecorded site be located during works, then work must cease and a section 18 application must be made. For this reason it is recommended that a survey be conducted before development to assess the location of any sites and prevent delays to the proceedings.

If monitoring by Aboriginal people and a heritage consultant is to occur during development, a section 16 permit can also be obtained which allows study and removal of objects located in the development area. Consultation with Aboriginal people before development should indicate whether this is an appropriate possibility to mitigate the impact of development.

5. Application to places

This Act applies to:

- (a) any place of importance and significance where persons of Aboriginal descent have, or appear to have, left any object, natural or artificial, used for, or made or adapted for use for, any purpose connected with the traditional cultural life of the Aboriginal people, past or present;
- (b) any sacred, ritual or ceremonial site, which is of importance and special significance to persons of Aboriginal descent;
- (c) any place which, in the opinion of the Committee, is or was associated with the Aboriginal people and which is of historical, anthropological, archaeological or ethnographical interest and should be preserved because of its importance and significance to the cultural heritage of the State;

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(d) any place where objects to which this Act applies are traditionally stored, or to which, under the provisions of this Act, such objects have been taken or removed.

[Section 5 inserted by No. 8 of 1980 s. 2; amended by No. 24 of 1995 s. 6.]

6. Application to objects

(1) Subject to subsection (2a), this Act applies to all objects, whether natural or artificial and irrespective of where found or situated in the State, which are or have been of sacred, ritual or ceremonial significance to persons of Aboriginal descent, or which are or were used for, or made or adapted for use for, any purpose connected with the traditional cultural life of the Aboriginal people past or present.

(2) Subject to subsection (2a), this Act applies to objects so nearly resembling an object of sacred significance to persons of Aboriginal descent as to be likely to deceive or be capable of being mistaken for such an object.

(2a) This Act does not apply to a collection, held by the Museum under section 9 of the *Museum Act 1969*, which is under the management and control of the Trustees under that Act.

(3) The provisions of Part VI do not apply to an object made for the purpose of sale and which:

(a) is not an object that is or has been of sacred significance to persons of Aboriginal descent, or an object so nearly resembling such an object as to be likely to deceive or be capable of being mistaken for the same; or

(b) is an object of the kind referred to in paragraph (a) that is disposed of or dealt with by or with the consent of the Minister.

[Section 6 amended by No. 24 of 1995 s. 7.]

7. Traditional use

(1) Subject to subsection (2), in relation to a person of Aboriginal descent who usually lives subject to Aboriginal customary law, or in relation to any group of such persons, this Act shall not be construed:

(a) so as to take away or restrict any right or interest held or enjoyed in respect to any place or object to which this Act applies, in so far as that right or interest is exercised in a manner that has been approved by the Aboriginal possessor or custodian of that place or object and is not contrary to the usage sanctioned by the Aboriginal tradition relevant to that place or object; or

(b) so as to require any such person to disclose information or otherwise to act contrary to any prohibition of the relevant Aboriginal customary law or tradition.

(2) Nothing in subsection (1) authorises any person, or group of persons, to dispose of or exercise any right or interest, or any purported right or interest, in a manner which is, in the opinion of the Minister, detrimental to the purposes of this Act.

[Section 7 amended by No. 24 of 1995 s. 8.]

16. Excavation of Aboriginal sites

(1) Subject to section 18, the right to excavate or to remove any thing from an Aboriginal site is reserved to the Registrar.

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(2) The Registrar, on the advice of the Committee, may authorise the entry upon and excavation of an Aboriginal site and the examination or removal of any thing on or under the site in such manner and subject to such conditions as the Committee may advise.

[Section 16 amended by No. 8 of 1980 s. 5; No. 24 of 1995 s. 17.]

17. Offences relating to Aboriginal sites

A person who:

- (a) excavates, destroys, damages, conceals or in any way alters any Aboriginal site; or
- (b) in any way alters, damages, removes, destroys, conceals, or who deals with in a manner not sanctioned by relevant custom, or assumes the possession, custody or control of, any object on or under an Aboriginal site, commits an offence unless he is acting with the authorisation of the Registrar under section 16 or the consent of the Minister under section 18.

[Section 17 inserted by No. 8 of 1980 s. 6; amended by No. 24 of 1995 s. 18.]

18. Consent to certain uses

(1) For the purposes of this section, the expression “the owner of any land” includes a lessee from the Crown, and the holder of any mining tenement or mining privilege, or of any right or privilege under the *Petroleum Act 1967*, in relation to the land.

(1a) A person is also included as an owner of land for the purposes of this section if:

- (a) the person;
 - (i) is the holder of rights conferred under section 34 of the *Dampier to Bunbury Pipeline Act 1997* in respect of the land or is the holder's nominee approved under section 34(3) of that Act; or
 - (ii) has authority under section 7 of the *Petroleum Pipelines Act 1969* to enter upon the land; or
- (b) the person is the holder of a distribution licence under Part 2A of the *Energy Coordination Act 1994* as a result of which the person has rights or powers in respect of the land.

(2) Where the owner of any land gives to the Committee notice in writing that he requires to use the land for a purpose which, unless the Minister gives his consent under this section, would be likely to result in a breach of section 17 in respect of any Aboriginal site that might be on the land, the Committee shall, as soon as it is reasonably able, form an opinion as to whether there is any Aboriginal site on the land, evaluate the importance and significance of any such site, and submit the notice to the Minister together with its recommendation in writing as to whether or not the Minister should consent to the use of the land for that purpose, and, where applicable, the extent to which and the conditions upon which his consent should be given.

(3) Where the Committee submits a notice to the Minister under subsection (2) he shall consider its recommendation and having regard to the general interest of the community shall either:

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(a) consent to the use of the land the subject of the notice, or a specified part of the land, for the purpose required, subject to such conditions, if any, as he may specify; or

(b) wholly decline to consent to the use of the land the subject of the notice for the purpose required, and shall forthwith inform the owner in writing of his decision.

(4) Where the owner of any land has given to the Committee notice pursuant to subsection (2) and the Committee has not submitted it with its recommendation to the Minister in accordance with that subsection the Minister may require the Committee to do so within a specified time, or may require the Committee to take such other action as the Minister considers necessary in order to expedite the matter, and the Committee shall comply with any such requirement.

(5) Where the owner of any land is aggrieved by a decision of the Minister made under subsection (3) he may, within the time and in the manner prescribed by rules of court, appeal from the decision of the Minister to the Supreme Court which may hear and determine the appeal.

(6) In determining an appeal under subsection (5) the Judge hearing the appeal may confirm or vary the decision of the Minister against which the appeal is made or quash the decision and substitute his own decision which shall have effect as if it were the decision of the Minister, and may make such order as to the costs of the appeal as he sees fit.

(7) Where the owner of any land gives notice to the Committee under subsection (2), the Committee may, if it is satisfied that it is practicable to do so, direct the removal of any object to which this Act applies from the land to a place of safe custody.

(8) Where consent has been given under this section to a person to use any land for a particular purpose nothing done by or on behalf of that person pursuant to, and in accordance with any conditions attached to, the consent constitutes an offence against this Act.

[Section 18 inserted by No. 8 of 1980 s. 6; amended by No. 24 of 1995 s. 19²; No. 58 of 1999 s. 39.]

39. Functions of the Committee

(1) The functions of the Committee are:

(a) to evaluate on behalf of the community the importance of places and objects alleged to be associated with Aboriginal persons;

(b) where appropriate, to record and preserve the traditional Aboriginal lore related to such places and objects;

(c) to recommend to the Minister places and objects which, in the opinion of the Committee, are, or have been, of special significance to persons of Aboriginal descent and should be preserved, acquired and managed by the Minister;

[(d) deleted]

(e) to advise the Minister on any question referred to the Committee, and generally on any matter related to the objects and purposes of this Act;

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- (ea) to perform the functions allocated to the Committee by this Act; and
- (f) to advise the Minister when requested to do so as to the apportionment and application of moneys available for the administration of this Act.
- (2) In evaluating the importance of places and objects the Committee shall have regard to:
- (a) any existing use or significance attributed under relevant Aboriginal custom;
- (b) any former or reputed use or significance which may be attributed upon the basis of tradition, historical association, or Aboriginal sentiment;
- (c) any potential anthropological, archaeological or ethnographical interest; and
- (d) aesthetic values.
- (3) Associated sacred beliefs, and ritual or ceremonial usage, in so far as such matters can be ascertained, shall be regarded as the primary considerations to be taken into account in the evaluation of any place or object for the purposes of this Act.

[Section 39 amended by No. 8 of 1980 s. 10; No. 24 of 1995 s. 32.]

62. Special defence of lack of knowledge

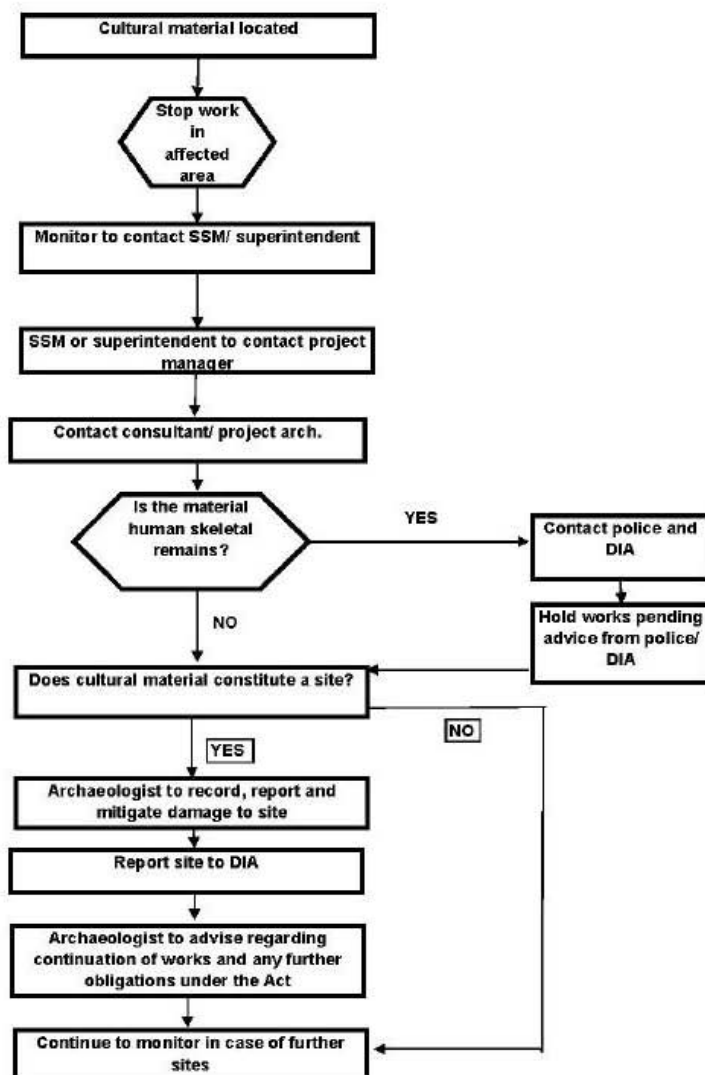
In proceedings for an offence against this Act it is a defence for the person charged to prove that he did not know and could not reasonably be expected to have known, that the place or object to which the charge relates was a place or object to which this Act applies.

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APPENDIX II: CULTURAL MATERIAL CONTINGENCY PLAN



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APPENDIX III: RACIAL DISCRIMINATION ACT (1975)

Summary: The Racial Discrimination Act 1975 (RDA) was the first piece of anti-discrimination legislation enacted by the Commonwealth. The Act bears the hallmarks of pioneering legislation and has been the basis of some of the most significant High Court decisions of the last decades in legal, social and historical terms.

Part II—Prohibition of racial discrimination

9 Racial discrimination to be unlawful

- (1) It is unlawful for a person to do any act involving a distinction, exclusion, restriction or preference based on race, colour, descent or national or ethnic origin which has the purpose or effect of nullifying or impairing the recognition, enjoyment or exercise, on an equal footing, of any human right or fundamental freedom in the political, economic, social, cultural or any other field of public life.
- (1A) Where:
 - (a) a person requires another person to comply with a term, condition or requirement which is not reasonable having regard to the circumstances of the case; and
 - (b) the other person does not or cannot comply with the term, condition or requirement; and
 - (c) the requirement to comply has the purpose or effect of nullifying or impairing the recognition, enjoyment or exercise, on an equal footing, by persons of the same race, colour, descent or national or ethnic origin as the other person, of any human right or fundamental freedom in the political, economic, social, cultural or any other field of public life;the act of requiring such compliance is to be treated, for the purposes of this Part, as an act involving a distinction based on, or an act done by reason of, the other person's race, colour, descent or national or ethnic origin.
- (2) A reference in this section to a human right or fundamental freedom in the political, economic, social, cultural or any other field of public life includes any right of a kind referred to in Article 5 of the Convention.
- (3) This section does not apply in respect of the employment, or an application for the employment, of a person on a ship or aircraft (not being an Australian ship or aircraft) if that person was engaged, or applied, for that employment outside Australia.
- (4) The succeeding provisions of this Part do not limit the generality of this section.

10 Rights to equality before the law

- (1) If, by reason of, or of a provision of, a law of the Commonwealth or of a State or Territory, persons of a particular race, colour or national or ethnic origin do not enjoy a right that is enjoyed by persons of another race, colour or national or ethnic origin, or enjoy a right to a more limited extent than persons of another race, colour or national or ethnic origin, then, notwithstanding anything in that law, persons of the first-mentioned race, colour or national or ethnic origin shall,

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by force of this section, enjoy that right to the same extent as persons of that other race, colour or national or ethnic origin.

- (2) A reference in subsection (1) to a right includes a reference to a right of a kind referred to in Article 5 of the Convention.
- (3) Where a law contains a provision that:
 - (a) authorizes property owned by an Aboriginal or a Torres Strait Islander to be managed by another person without the consent of the Aboriginal or Torres Strait Islander; or
 - (b) prevents or restricts an Aboriginal or a Torres Strait Islander from terminating the management by another person of property owned by the Aboriginal or Torres Strait Islander;

not being a provision that applies to persons generally without regard to their race, colour or national or ethnic origin, that provision shall be deemed to be a provision in relation to which subsection (1) applies and a reference in that subsection to a right includes a reference to a right of a person to manage property owned by the person.

11 Access to places and facilities

It is unlawful for a person:

- (a) to refuse to allow another person access to or use of any place or vehicle that members of the public are, or a section of the public is, entitled or allowed to enter or use, or to refuse to allow another person access to or use of any such place or vehicle except on less favourable terms or conditions than those upon or subject to which he or she would otherwise allow access to or use of that place or vehicle;
- (b) to refuse to allow another person use of any facilities in any such place or vehicle that are available to members of the public or to a section of the public, or to refuse to allow another person use of any such facilities except on less favourable terms or conditions than those upon or subject to which he or she would otherwise allow use of those facilities; or
- (c) to require another person to leave or cease to use any such place or vehicle or any such facilities;

by reason of the race, colour or national or ethnic origin of that other person or of any relative or associate of that other person.

12 Land, housing and other accommodation

- (1) It is unlawful for a person, whether as a principal or agent:
 - (a) to refuse or fail to dispose of any estate or interest in land, or any residential or business accommodation, to a second person;
 - (b) to dispose of such an estate or interest or such accommodation to a second person on less favourable terms and conditions than those which are or would otherwise be offered;
 - (c) to treat a second person who is seeking to acquire or has acquired such an estate or interest or such accommodation less favourably than other persons in the same circumstances;
 - (d) to refuse to permit a second person to occupy any land or any residential or business accommodation; or
 - (e) to terminate any estate or interest in land of a second person or the right of a second person to occupy any land or any residential or business accommodation;

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- by reason of the race, colour or national or ethnic origin of that second person or of any relative or associate of that second person.
- (2) It is unlawful for a person, whether as a principal or agent, to impose or seek to impose on another person any term or condition that limits, by reference to race, colour or national or ethnic origin, the persons or class of persons who may be the licensees or invitees of the occupier of any land or residential or business accommodation.
- (3) Nothing in this section renders unlawful an act in relation to accommodation in a dwelling-house or flat, being accommodation shared or to be shared, in whole or in part, with the person who did the act or a person on whose behalf the act was done or with a relative of either of those persons.

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ADDENDUM

9.6 STRUCTURE PLAN BRIEF – ITEMS ARISING FROM SPECIAL COUNCIL MEETING 23 JANUARY 2008

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 18.121.624.9

Recommendation

That the report be NOTED and the Council CONFIRM the requirement for the matters covered in the report to be included in the brief for structure planning for the TPD.

Voting Requirements

Simple Majority

Report Purpose

To comment on implications of amending the development brief prepared April 2007 to accommodate additional items and variations from Council input at the special meeting held 23 January 2008.

Relevant Documents

Attachment: Nil
Available for viewing at the meeting: Structure Plan Brief (Amended)

Previous Minutes

Special Council Meeting – 23 January 2008 (Item 9: Review of Development Brief)

Policy Reference

N/A

Local Government Act/Regulation

N/A

Background

A review of a development brief prepared in April 2007 was undertaken by the Council in January 2008 with requests that a report be presented identifying any implications of adopting amendments to the brief to include the following:

1. Relocate the high school to the north-eastern corner of the development;
2. Achieve high density school campus;
3. Explore the intensity of home based businesses to be confined to specific areas;
4. A link road from the Neerabup Industrial Estate through the southern portion of the site;
5. Linkage opportunities between the site and Clarkson Train Station;

6. Change light industrial to business/office park;
7. The eastern business park to incorporate the concept of mixed use/business park;
8. A review of the timetable to identify activities that can run concurrently; and
9. The adoption of residential green star principles in the development.

Comment

All of the items listed can be accommodated in the development brief. The development brief is a guide to the structure planning team on the outcomes required by the client (TPRC Council). The instructions to the structure planners indicate the preferred outcomes of the land use, social, environmental and infrastructure planning point to other options that the Council should examine the planners will present the options with advantages and disadvantages in a final report. The key item at this stage is to ensure that the focus is directed, in the first instance, to the Council's requirements.

Specific wording to incorporate or modify the requirements of the development brief has been prepared and alterations are shown in an amended brief.

In respect of each of the items comment is made as follows:

1. Relocate the high school to the north-eastern corner of the development

Under DPI planning policy 2.4 a number of requirements are set out for primary and high schools. The requirements for the high school do not preclude the school being adjacent to major road arteries. In the case of primary schools, the policy suggests that such schools be located away from major traffic arteries.

Where primary and middle or/high schools are collocated there is some opportunity for reduction in the total land area required. This is, by precedent, approximately 1 hectare in total land area.

If sharing of facilities such as recreation grounds and public buildings proves to be a desirable outcome for the TPD, the location of the high school will greatly influence the investment in recreation and other public infrastructure.

Location of both schools and recreation grounds will ideally be on the same vehicular traffic axis to provide greatest opportunity for transit-oriented design features to be incorporated in the development. A common axis may also prove beneficial to enhance a safe pedestrian and cycling route to education and other public amenities.

2. Achieve high density school campus

Discussions with the Education Department to date have resulted in a preparedness of DET to consider multi-use of facilities and to be involved in design of schools to support initiatives for enhancing security, public gathering and public transport initiatives including walkways, cycleways and, in prospect, a TPRC tramway.

The DPI and City of Wanneroo both support multi-use of public infrastructure and also the concentration of uses around the principle routes to schools to aid overlooking as part of an overall security design to enhance security.

3. Explore the intensity of home based businesses to be confined to specific areas

Home based businesses imply delivery of goods, parking for clients and multiple staff numbers. Home occupation is considered somewhat differently and normally implies a

business activity conducted from within a residence not necessarily requiring interaction with commercial suppliers or clients at the home location.

Zoning and guidelines are the most successful tools for ensuring a desired outcome. Home businesses and home occupations can be prescribed for particular areas. The guidelines that will then be needed to enforce the intended outcome will be written as part of the structure planning process and in negotiation with the City of Wanneroo which will be responsible for enforcement.

4. A link road from the Neerabup Industrial Estate through the southern portion of the site

Discussions with Main Roads and DPI since 23 January 2008 have resulted in the following summary MRD/DPI position being expressed:

- A road connection between Marmion Avenue and Connolly Drive would serve a useful local route and local distributor onto major north/south arteries.
- The proposal for a link road through national park, bridging the freeway and extending into additional areas of Neerabup National Park east of the Mitchell Freeway reserve may be of doubtful benefit and is unlikely to meet approval or support by MRD, DPI or environmental authorities.
- A link road as proposed may constitute a significant change to the MRS and could require an MRS amendment which, typically, would involve 2-3 years of negotiation.
- Planning for the major arterial road system has been undertaken on the basis that Marmion Avenue and Neerabup Road will be high volume traffic carriers with minimum restriction on traffic flow.
- Spacing of east/west distributors has been designed at approximately 2.5km intervals and MRD/DPI are not disposed to expand the interval between the designed Neerabup Road east/west link and the Hester Avenue east/west distributor road.

5. Linkage opportunities between the site and Clarkson Train Station

MRD/DPI would prefer no at grade crossing of Marmion Avenue and Connolly Drive and do not favour intersections or treatments that could slow north/south traffic. However, the MRD/DPI do recognise that access from the TPD area onto the regional road system is necessary and access to Marmion Avenue and Connolly Drive would need to be staggered along the north/south axis.

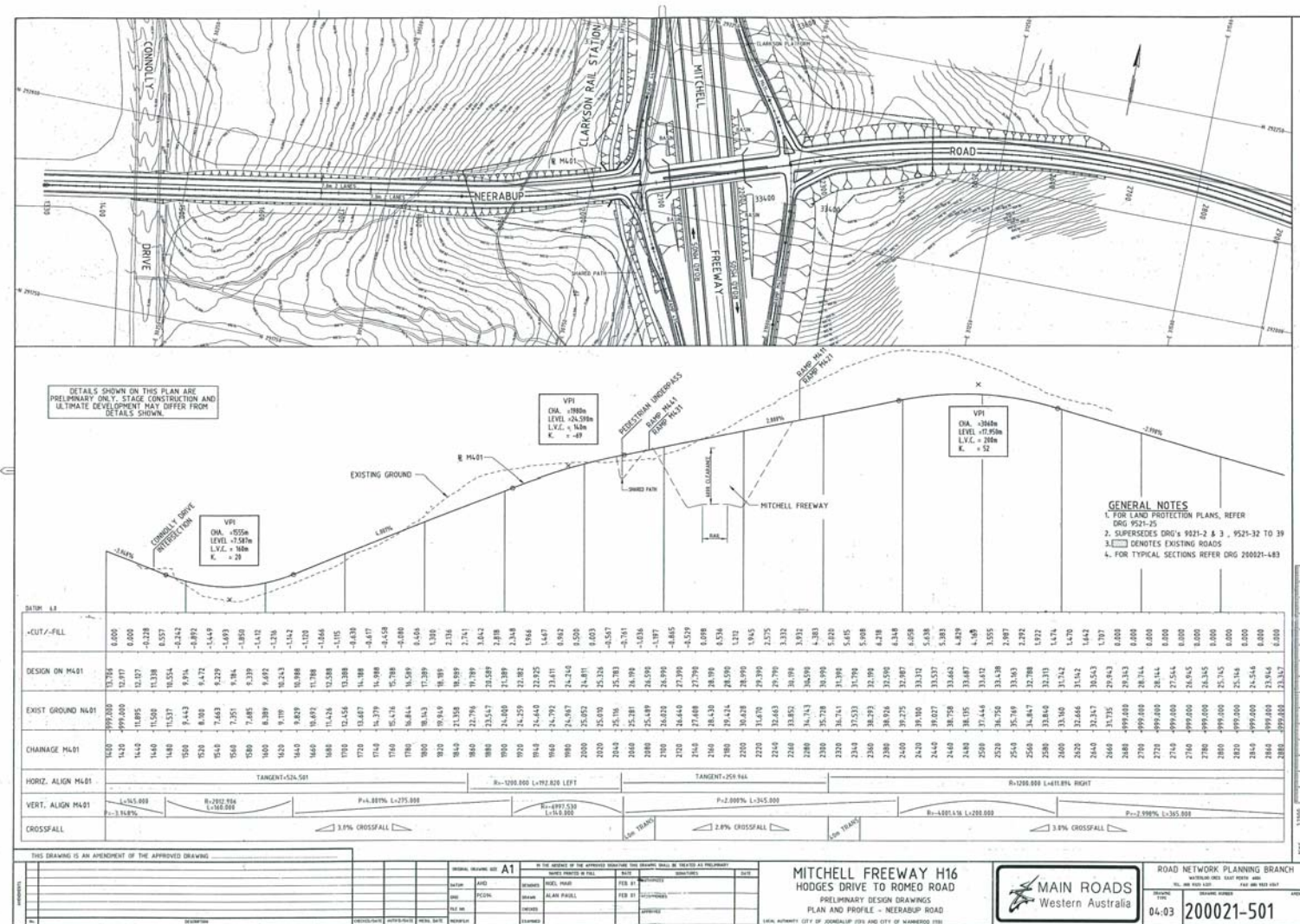
Crossings of Neerabup Road would need to be at grade and MRD/DPI suggest that if there was a local transit system provided by TPRC that it might terminate on the south side of Neerabup Road near the planned pedestrian underpass leading to the carpark and Clarkson Rail Station north of Neerabup Road.

Notwithstanding the MRD/DPI position an at grade crossing of Marmion Avenue and Connolly Drive could be promoted for a tramway or similar system if signals on Marmion Avenue and Connolly Drive were activated by the tram. This would mean that signals would only operate on an as required basis and would not necessarily function at nights or at times in the day when the tram is not operating. A profile of the proposed road system near the junction of Neerabup Road and the Mitchell Freeway suggests a possibility for an enlargement of the proposed pedestrian underpass to accommodate light public transport from the south of Neerabup Road to the Clarkson Rail Station.

The importance of Neerabup Road as a distributor to the Neerabup industrial area was emphasised by MRD and DPI. The prospect therefore occurs for a light rail system to be

proposed to connect the Neerabup industrial area through to the coast. This would support objectives aimed at encouraging local employment and transit oriented design.

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6. *Change light industrial to business/office park*

This change can be incorporated. The emphasis on business/office park could achieve the employment outcomes envisioned with the sole light industrial zoning. At the Enquiry by Design Workshop it was suggested that there could be a synergy between the activity at the Neerabup industrial site and with supporting office and service activity around the Clarkson Rail Station utilising Neerabup Road as a transit connector. This synergy could be greatly enhanced in the event that a light rail is developed between the industrial area and the coast.

7. *The eastern business park to incorporate the concept of mixed use/business park*

This change can be readily incorporated and is desirable. Provision for a mix of business, retail and residential uses is becoming a feature of modern urban planning and is particularly suitable for areas within the catchment of a rail station.

8. *A review of the timetable to identify activities that can run concurrently*

The timetable is being reviewed. The existing timetable does provide for overlap of activities particularly during the structure plan assessment of approval and subdivision approval processes.

At this stage a compression of the already submitted timetable will need to have input from:

- Structure planners appointed by TPRC;
- Regulatory agencies involved in approval processes; and
- City of Wanneroo.

The City of Wanneroo has suggested that the Tamala Park developed be proposed as a pilot project in studies aimed at shortening development approval processes for all developments. This is seen as the most productive initiative for an improvement to timelines for achievement of early subdivision.

9. *The adoption of residential green star principles in the development*

Green Star principles are being developed for different classes of properties.

Green Star, on their website, succinctly describe their existence and objectives in the following way:

What is Green Star?

Green Star is a comprehensive, national, voluntary environmental rating scheme that evaluates the environmental design and achievements of buildings.

Green Star was developed for the property industry in order to:

- *Establish a common language;*
- *Set a standard of measurement for green buildings;*
- *Promote integrated, whole-building design;*
- *Recognise environmental leadership;*
- *Identify building life-cycle impacts; and*
- *Raise awareness of green building benefits.*

Green Star covers a number of categories that assess the environmental impact that is a direct consequence of a projects site selection, design, construction and maintenance. The nine categories included within all Green Star rating tools are:

- Management*
- Indoor Environment Quality*
- Energy*
- Transport*
- Water*
- Materials*
- Land Use & Ecology*
- Emissions*
- Innovation*

These categories are divided into credits, each of which addresses an initiative that improves or has the potential to improve environmental performance. Points are awarded in each credit for actions that demonstrate that the project has met the overall objectives of Green Star.

Once all claimed credits in each category are assessed, a percentage score is calculated and Green Star environmental weighting factors are then applied. Green Star environmental weighting factors vary across states and territories to reflect diverse environmental concerns across Australia.

The following Green Star certified ratings are available:

- 4 Star Green Star Certified Rating (score 45-59) signifies 'Best Practice'*
- 5 Star Green Star Certified Rating (score 60-74) signifies 'Australian Excellence'*
- 6 Star Green Star Certified Rating (score 75-100) signifies 'World Leadership'*

Although Green Star certification requires a formal process, any project can freely download and use the Green Star tools as guides to track and improve their environmental performance.

Development of Green Star Rating Tools

Green Star rating tools are the result of the work of GBCA staff and the GBCA Technical Working Group (TWG), a voluntary collaboration of environmental and industry experts. All Green Star tools are initially launched as PILOT tools with a 90-day public feedback period. A limited number of project ranging in size and locations undergo assessment using the PILOT rating tool. The Pilot Assessment Process and stakeholder feedback the GBCA receives is used to refine the tool, which is then officially released as a v1 (version 1).

Green Star PILOT Rating Tools currently available:

- Green Star - Shopping Centre Design PILOT*
- Green Star - Healthcare PILOT*
- Green Star - Education PILOT*
- Green Star - Office Existing Building EXTENDED PILOT*

Green Star PILOT Rating Tools in development (to be released 2007/2008):

Green Star - Multi-Unit Residential PILOT
Green Star - Mixed-Use PILOT
Green Star - Industrial PILOT
Green Star - Public Building Design PILOT

Green Star Rating Tools

Currently, there is a suite of Green Star rating tools for commercial office design and construction.

Green Star - Office Design v2
Green Star - Office As Built v2
Green Star - Office Interiors v1.1

Background

Buildings have a significant impact on the environment, consuming 32% of the world's resources, including 12% of its water and up to 40% of its energy. Buildings also produce 40% of waste going to landfill and 40% of air emissions. In Australia, commercial buildings produce 8.8% of the national greenhouse emissions and have a major part to play in meeting Australia's international greenhouse obligations. A commercial building sector baseline study found that office buildings and hospitals were the two largest emitters by building type, causing around 40% of total sectoral emissions.

The property industry is well placed to deliver significant long-term environmental improvements using a broad range of measures. More importantly, it is unique in that it can directly influence and create behavioural changes at all stages of the supply chain. Although a strong business case can be made for their implementation, there are barriers within the property industry that often prevent efficiency measures from being adopted.

The Green Building Council of Australia was created to in order to address some of these barriers. The Council's objective is to promote sustainable development and the transition of the property industry by promoting green building programs, technologies, design practices and operations.

The Green Building Council are currently in the process of determining a green rating scheme for residential buildings and project the availability of rating guidelines and tools during 2008.

The TPRC is well positioned through earlier inputs to address a number of items that might be expected to rate highly in the new guidelines. Such items include:

- Building design and material advice services;
- Subdivision design encouraging solar design principles;
- Guidelines for management of waste generated through infrastructure and building works;
- Consideration of a 2.5 hectare solar grid on buildings constructed within the TPD;
- A solar concentrator array located on the closed MRC landfill;
- Potential development/management of landfill gas and other power generating facilities on the MRC site;
- Water reuse through multiple pipe systems, water harvesting from public areas and aquifer recharge;
- Estate reticulation for public areas and private landscaping;

- Smart appliances and smart wiring packages for all new buildings;
- Extensive use of optical fibre to the meterbox and into homes to promote possibilities including items such as education, medical support services, ordering and delivery of goods from local suppliers, local carpooling etc.

These and other initiatives are planned for inclusion and development in the structure plan brief and will be the type of item that will generate high rating within the Green Star concept.

Further Comment

The Tamala Park development brief that was prepared following the Enquiry by Design Workshop and then reviewed at the strategic planning session by the Council on 23 January 2008 has now been adjusted through section 5 and 6 to reflect the important features raised by the Council and minuted on 23 January 2008.

The changes in the schedules are shown with strikethrough for deletions and additions shown in red text.

The adjusted schedules will be incorporated in the document for final consideration by the Council at the proposed special meeting on 13 March 2008. The documentation for that meeting will include the entire package to be advertised for responses by parties interested in undertaking the structure plan for the TPD. Other parts of the documentation will include:

- Background to the TPRC and the development;
- A summary of and references to planning audits for the area;
- Previous structure planning for the TPRC land;
- Completed and in progress studies;
- Outcomes required by the Council; and
- Legal framework for the structure plan contract.

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TAMALA PARK DEVELOPMENT BRIEF

1.1 PRINCIPLE 1 : LIFESTYLE & HOUSING CHOICE					
SGS Strategies	Criterion	Value	Discussion	Principle	Primacy
1a) Promote a range of lot sizes to cater for different lifestyle choices.	1.1 Provide for a range of densities to facilitate the development of a range of housing styles.	The provision of a broader range of housing types to better reflect the broader demographic and improve affordability.	<p>The current pattern in housing development, particularly in the City of Wanneroo, clearly does not cater for the changes in lifestyle and household structure that have occurred within the community. The average size of Western Australian households has decreased over the last decade from 2.8 persons in 1991 to 2.6 in 2001 (ABS, 2001) together with a corresponding increase in smaller and single person households.</p> <p>Couple & dependent households are expected to comprise only 40% of future households with single parent families and non-dependent households comprising most of the balance. Additionally, approximately 30% of Western Australia's population will be seniors (aged 60 and over) by 2051, representing a need to respond and cater for these demographic forecasts. Additionally, there is a growing need to give greater consideration to rental occupation.</p> <p>Current housing provision is overtly biased to the 4x2 as a consequence of which single parent and non-dependent households are required to purchase / rent a level of housing well in excess of their needs or, worse still, are excluded from many urban locations. Current housing provision is also heavily oriented to owner occupation.</p>	Through the mechanisms of the Structure Plan and subdivision processes, provide for a broad mix of densities and lot sizes that will facilitate construction of a more appropriate range of housing styles for both owner and rental occupation.	Mandatory
	1.2 Better integrate housing styles so as to facilitate greater lifestyle choices.	The need to better integrate a range of housing styles into mainstream residential areas so as to facilitate greater lifestyle choices.	<p>Current practices in provision of alternative housing forms through differing density tends to the isolation of higher density sites into enclaves separated from mainstream residential lots. The practice of isolation of higher density housing forms in turn leads to at least some level of social isolation and stigmatisation.</p> <p>Changing household structure over time together with changing lifestyle results in considerable housing mobility as needs change. Housing mobility requirements beyond the standard 4x2 have typically required re-location to often other suburban locations resulting in social dislocation.</p>	Provide mixed density residential cells wherein group, townhouse and apartment sites of varying density are incorporated within the mainstream residential fabric.	Mandatory
1b) Promote a range of [affordable] housing types in appropriate locations to meet current and future market demands.	1.3 Provide for housing stock that is adaptable over time to changes in household structure & size.	The provision of greater flexibility in lot and housing opportunities to facilitate life cycle housing and improved affordability.	<p>Household mobility as a consequence of changing household structure while a boon to the real estate industry is highly wasteful of both land and materials resources and a significant contributor to global warming as consequence of the energy used in producing many mainstream building materials.</p> <p>The concept of life cycle housing seeks to enable flexibility in housing design by the addition or subtraction, as the case may be, of additional rooms as household size and structure changes with time. Accordingly, it also facilitates greater affordability through reducing the initial cost of housing construction, deferring the need for extra floorspace to later years.</p> <p>The concept of housing flexibility and life cycle housing was practiced in early periods of Perth's housing market but, largely as a consequence of the exit of architect involvement and the relatively low cost structures in the mass housing market, has been largely forgotten by the current project market.</p>	Through the mechanisms of the Structure Plan process facilitate opportunities for life cycle housing in concert with project builders and the architectural profession.	Desirable

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TAMALA PARK DEVELOPMENT BRIEF

PRINCIPLE 1 : LIFESTYLE & HOUSING CHOICE – cont'd					
SGS Strategies	Criterion	Value	Discussion	Principle	Primacy
	1.4 Provide opportunities for inter-generational housing.	The provision of lot and housing opportunities for those housing market sectors which seek multiple generational accommodation.	The concept of inter-generational housing has wide application but is rarely considered in the mainstream housing market. The concept assumes the occupation of a single property of generations additional to the primary couple and dependent households. While frequently multi – generational occupation is associated with cultural and social norms, the concept is particularly relevant in the case of accommodating the elderly and the disabled within the broader family environment while maintaining the relative privacy of each generation.	Provide and identify lots suitable for inter-generational housing opportunities within the mainstream residential fabric.	Desirable
	1.5 Provide greater opportunities and choice of housing for people with disabilities.	The opportunities for housing for people with disabilities is frequently limited to housing agencies, additional accommodation in the form of a granny flat or retrofitting of existing dwellings which provides only a partial solution, particularly in the case of the elderly.	The choices in housing available to people with disabilities are very limited. The range of housing choices can be significantly expanded at little additional cost by the adoption of the Universal Adaptability requiring all new dwellings to consider the primary structural elements of universal access in housing design and construction. Foremost amongst these is increasing the width of door frames within all dwellings to accommodate wheelchair access. The principle does not seek universal access to all dwellings but seeks to achieve a level of access in design and construction where conversion of any existing dwelling for wheelchair and disabled access becomes practical and feasible. The principle applies equally to housing of the aged within the community with home and community care support programmes.	Encourage Universal Adaptability in the design and construction of new dwellings.	Desirable
	1.6 Evaluate alternative mechanisms for improving housing affordability.	The opportunities for improved affordability arising from alternative funding and ownership mechanisms need also to be investigated.	While better targeting of housing styles and choices will assist considerably in improving housing affordability, there still remains a need to investigate and evaluate other mechanisms that can assist in further improving housing affordability. Two principle mechanisms remain to be addressed being funding and ownership. Alternative funding mechanisms may include shared equity financing, community funding or rent / buy arrangements. Alternative ownership models may include greater use of strata titling techniques or community title as means of reducing in particular road and servicing costs.	Evaluate and incorporate as appropriate alternative methods of land ownership and housing funding so as to further improve overall housing affordability.	Mandatory
1c) Provide a variety of quality lifestyle options.	1.7 Integrate the surrounding green spaces into the overall planning for Tamala Park having regard for regional recreational requirements.	The opportunity for development of significant recreational facilities utilising the significant areas of green space surrounding the site and the opportunity to create a "Kings Park of the North"	The North West Corridor is largely devoid of significant regional recreational facilities for both residents and visitors. The Tamala Park locality is well serviced by major transport routes and public transport which would support the development of a major regional recreational focus. Significant opportunities exist within the MRC site and foreshore reserves to plan and develop major recreational facilities, , both public and commercial, to service the broader Corridor. The MRC site provides the opportunity to incorporate regional sporting and recreational / outdoor entertainment facilities, including the option of theme parks. The expansive foreshore reserves provide the opportunity to develop a "Kings Park of the North" in association with beach access and beachfront tourist facilities and attractions.	Engage with the MRC and WAPC to secure integrated planning for the future development of the MRC site and foreshore reserves with the object of developing a major recreational and tourist focus for the NW Corridor.	Mandatory

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TAMALA PARK DEVELOPMENT BRIEF

PRINCIPLE 1 : LIFESTYLE & HOUSING CHOICE – cont'd					
SGS Strategies	Criterion	Value	Discussion	Principle	Primacy
	1.8 Provide greater diversity and more innovative design in green spaces.	The design and location of green spaces needs to better reflect purpose and location and provide supporting amenities that promote a healthy lifestyle and generate a sense of local identity and community.	<p>The planning and development of Green Spaces generally within residential estates has, of recent, tended to concentrate more on issues of "beautification" of an estate and particularly entry roads often to the exclusion of better located and planned open spaces that serve the residents. Additionally, concerns in respect of on-going maintenance costs have typically resulted in concentrations of open space to fewer, but larger areas of open space to the exclusion of local / corner parks.</p> <p>The location and design of open spaces needs to revert to community based parameters that encourage and support greater interaction at both a local and broader community level, and accordingly providing greater community safety and security, while also developing a greater sense of local identity and place.</p> <p>The provision of a greater variety of better targeted open spaces and parks does not need to impact on longer term maintenance considerations if those open spaces are well designed and incorporate materials choices that better suit their application and considerations of water management and on-going maintenance.</p>	Provide a greater variety of well designed parks and open spaces that better suit the needs of residents and stimulate greater community interaction and a sense of place.	Mandatory

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1.2 PRINCIPLE 2 : EFFECTIVE USE OF LAND & INFRASTRUCTURE					
SGS Strategies	Criterion	Value	Discussion	Principle	Primacy
2a) Supporting commercial and residential developments that support community facilities, commercial facilities and public transport systems.	2.1 Develop a significant mixed use node based on the Clarkson Train Station.	The development of significant mixed use node within the eastern portion of the site based around the Clarkson Train Station offering enhanced employment and residential opportunities.	<p>In addition to the Principles developed in Table 5.1 relative to housing and density, there is the opportunity to develop a mixed use centre based on and around the Clarkson Train Station. Planning within the adjoining Somerly Estate has provided for a higher density residential hub in the locale of the Terminal but little commercial or employment.</p> <p>The eastern portion of the Tamala Park site provides the opportunity to develop a commercial, employment and residential mixed use centre capitalising not only on the Train Station but also the broader regional locational characteristics of the site. The location comprises significant remnant vegetation and particularly Tuart woodland and requires innovative design approaches in order to achieve a retention of the remnant vegetation. Consideration will also need to be given to calming of Neerabup Road, should it remain in this location, in order to maximise cross linkages between the site and the Terminal environs.</p>	Expand on the opportunities presented by the Clarkson Transit Terminal through the development of mixed use a commercial, employment and residential node in the eastern portion of the site, incorporating, as far as practical, retention of the remnant Tuart woodland vegetation and strong cross-linkages between the site and the Terminal environs.	Highly Desirable
	2.2 Consider more intensive home based business opportunities as an expansion of the Clarkson District Centre.	<p>The positioning of the Clarkson District Centre to the immediate north of the site provides opportunities for location of expanded "home employment" opportunities in suitable areas such as the Clarkson Rail Station precinct east of Connolly Drive and areas along Neerabup Road that may create a connection and synergy to the Clarkson Commercial Centre that may otherwise not be acceptable in a dominantly residential setting. Home employment that is solely resident focused might be encouraged throughout the development with support of appropriate guidelines.</p>	<p>The Clarkson District Centre comprises a significant retail and commercial node to the immediate north of the site. Though separated from Tamala Park by Neerabup Road, the location of the Centre provides the opportunity to consider expanding the broader concept of the District Centre into the north-western portion of Tamala Park to provide locational opportunities for enterprises of a nature and scale not typically suited from a cost viewpoint to location within a conventional commercial area but of a scale beyond that acceptable within a predominantly residential area.</p> <p>Specifically, the opportunity may exist for an innovative "live / work" enclave for small businesses, trades and professionals in a residential based setting intensifying land use in the Tamala Park land adjacent to the Clarkson Station and Clarkson district centre precincts.</p>	Expand on the opportunities presented by the Clarkson District Centre through the development of a residentially based "live / work" enclave adjoining the District Centre.	Highly Desirable
2b) Optimising the use of infrastructure and assets.	2.3 Establish a major community node within Tamala Park.	Planning for Tamala Park needs to incorporate a substantive mixed use focus incorporating education, retail, community and cultural facilities.	<p>Section 6 outlines design concepts for Tamala Park including the need for a strong east-west green link through the site, incorporating the District School. The school should be located at the north-eastern corner of the central part of the development at the junction of Neerabup Road and Connolly Drive with part of the school precinct. School, public buildings, parking areas and movement systems should be designed for intense optimal use with consideration to obtaining maximum benefit from design that promotes security, energy generation, reuse and efficiency.</p> <p>The east-west link also provides the opportunity for developing a major focus to Tamala Park comprising retail, commercial, community and cultural spaces supported by higher density housing choices to create a thriving and vibrant core to the overall development.</p>	As part of strong east – west green link, develop a major focal point to Tamala Park incorporating retail, commercial, educational and community facilities and services supported by higher density housing choices.	Highly Desirable

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			For maximum impact of transit oriented design and creation of the east-west link as a major pedestrian movement and recreation route, barriers created by the regional road system must be overcome. Public transport connecting east-west will support this outcome if the key issue of non-restricted movement to the Clarkson Rail Station can be achieved.	Develop an overpass or underpass connection at Neerabup Road to allow unrestricted movement from the TPD to the Clarkson Rail Station.	Mandatory
	2.4 Adaptive use of community facilities.	The cost of provision and maintenance of Community facilities requires a more flexible, multi-use approach.	Public and private investment, both capital and maintenance, in the provision of facilities to meet the broad spectrum of community and cultural interests is extensive and requires a more flexible approach to the provision of space for community, cultural and religious purposes. As with housing, there is a need to investigate design solutions that offer greater adaptability for changing community and cultural needs along with investigating alternative ownership options that offer flexibility in space requirements relative to changes in need over time.	Investigate alternative building forms for community and cultural facilities that provide greater flexibility and adaptability to changing community needs.	Desirable

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PRINCIPLE 2 : EFFECTIVE USE OF LAND & INFRASTRUCTURE – cont'd					
SGS Strategies	Criterion	Value	Discussion	Principle	Primacy
	2.5 Assess services and infrastructure on a whole of life basis to minimise on-going maintenance costs.	There is a need to evaluate the provision of services and infrastructure from a whole of life perspective to ensure that selection and evaluation processes fully consider longer term maintenance and replacement issues.	<p>The need to evaluate service and infrastructure provision on a whole of life basis has two dimensions. Firstly, there is the need to evaluate infrastructure from the perspective of whole of life costs to ensure that on-going maintenance requirements are not an un-due financial burden relative to alternative approaches which though possibly having higher installation costs, have a lower on-going maintenance and replacement cost.</p> <p>Secondly, and becoming of increasing importance, consideration needs to be given to the infrastructure options that display longer term adaptability to more sustainable operations either through modification or expansion through improved technologies.</p>	Investigate servicing and infrastructure choices on the basis of both whole of life costs and adaptability to longer term improvements to sustainability.	Desirable
2c) Revitalising areas to meet changing community needs.	Not relevant to Tamala Park				
2d) Effectively planning for the development of future infrastructure. [Refer Note 2]	2.6 Build in flexibility to allow for emerging technologies and community needs.	Additional to the need for more adaptive approaches to community facility provision is the need to ensure that there is the capability within the infrastructure network to accommodate technological advances and new technologies.	<p>Principle 2.5 above addresses the need to evaluate infrastructure from the perspective of its adaptability to emerging sustainability technologies.</p> <p>Additionally, there is the need in design of the overall infrastructure and services network to make allowance emerging and new technologies that may have significant longer term benefits. Potentially, the greatest advances to technology are likely to be in the areas of communications, local power generation and water management.</p> <p>Planning for emerging technologies will have a number of dimensions from the simple provision of "space" within the network to the consideration of interim servicing arrangement pending availability and viability of improved technologies.</p>	Ensure that the services and infrastructure network within Tamala Park is capable of accommodating and embracing significant new technologies.	Mandatory
2e) Promoting urban design that is responsive to the needs of the community.	Refer Tables 5.1 & 5.3 for Values and Principles which also address this Strategy.				

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1.3 PRINCIPLE 3: LONG TERM HEALTH OF THE ENVIRONMENT					
SGS Strategies	Criterion	Value	Discussion	Principle	Primacy
3a) Conserving and enhancing local biodiversity	3.1 Ensure an environmentally sensitive and responsive development that enhances biodiversity.	Minimising the disturbance to the natural environment through working with the landform and maximising the retention of natural site features and remnant vegetation through open spaces and innovative integration of vegetation into the developed form.	Recent subdivisional practice has resulted in extensive earthworks and retaining which results in large areas of natural vegetation being cleared to make way for housing and parks. This places an increasing strain on local biodiversity. The topography of Tamala Park is gently undulating with several high points that if integrated well, will maximise views to the coast and surrounds. The majority of surrounding urban developments now provide 'terraced lots', providing flat building sites. While there are potential benefits to building of such practice, it is evident from observation of surrounding developments that the extensive use of retaining walls is having a significant adverse impact on the streetscape. It is considered preferable that earthworks minimise disturbance of those elements of the natural environment worthy of retention while maximising the characteristics of the landform where appropriate. Additionally the site contains many areas of existing remnant vegetation. Through innovative design, there is an opportunity to integrate areas of value into the urban development ensuring the retention of these natural features.	Earthworking of the site needs to be sensitive to the natural characteristics of the site environment, enhancing the landform and integrating appropriate areas of remnant vegetation into the future urban development.	Highly Desirable
3b) Encourage community participation in local bushcare efforts	3.2 Encourage strong resident and visitor interaction with surrounding bush and parkland to build a sense of environmental identity that celebrates the location and natural attributes.	Facilitate engagement of the community in the planning, remediation and development of surrounding bush land areas so as to foster a strong sense of ownership and responsibility for the conservation and protection of the bush land.	The future community of Tamala Park will have a large influence on the use and appearance of surrounding bush land. Tamala Park borders major future regional open space to the south, Bush Forever sites to the west and the Neerabup National Park to the east, all of which should be integrated with future urban development. Opportunities exist to engage the community in respect to planning, any necessary remediation work associated with these surrounding bush land areas and in conserving / protecting the environmental quality. It is considered that through the preservation and conservation of these areas, and more specifically community engagement and participation, that the location and its resident community will develop a sense of environmental identity.	Promote community involvement in the planning and management of local bushland and open space areas.	Highly Desirable
3c) Promote more efficient use of water, energy and other resources. 3f) Developing integrated water management strategies to increase water efficiency	3.3 The development should seek high levels of self-sustainability in respect of both water and energy consumption.	To minimise the Eco-footprint of the development through reduced consumption of valuable natural resources by integrating responsible resource management in urban development; showing leadership in best practice water sensitive urban design and the use, recovery and re-cycling of water resources; alternative building materials and technologies and co-generation of power requirements.	It is widely recognised that resources must be used efficiently in achieving sustainability objectives, particularly water use. To date, water minimisation efforts can largely be considered to be "tinkering" around the edges, frequently substituting one resource (groundwater) for another more expensive resource (scheme water). There is a pressing need for more active water minimisation technologies and practices to be employed as the costs, direct and indirect financial and environmental, escalate. There are several methods that can be employed in minimising water use including dual / triple water systems, stormwater recovery, grey water / stormwater treatment and recirculation, and effective domestic on-site stormwater storage and re-use. Additionally, there is a need to employ at a broad scale water minimisation design incorporating include Xeriscape / water budget landscaping for private and public spaces, including the design of public open space areas, as well as commercial areas. Guidance for future landowners, should be provided through the promotion and implementation of Residential Landscaping Design Guidelines with incentives introduced to encourage water wise gardens. Responsible resource management also dictates the need to encourage the utilisation of alternative construction materials that have a lower energy demand in their production and are produced from resources that have demonstrated long term sustainability. There are a range of alternative, more sustainable building materials and technologies entering the market that not only reduce the overall Eco-footprint of the development, but also provide the opportunity for more innovative design and reduced construction times.	Minimise total water requirements for Tamala Park through the implementation of best practice water sensitive design, greywater and stormwater recovery and re-use systems and the application of Xeriscape landscape principles in all residential, commercial and public open spaces. Engage the architectural profession and project builders in the design and development of more sustainable housing utilising alternative and more sustainable building resources and technologies.	Mandatory

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PRINCIPLE 3: LONG TERM HEALTH OF THE ENVIRONMENT – cont'd					
SGS Strategies	Criterion	Value	Discussion	Principle	Primacy
			<p>There is a need in this respect to again engage the architectural profession in concert with project home builders to develop more sustainable housing options that, in turn, will also better fit the landform and environment.</p> <p>Methane fuelled power generation from the MRC site provides the opportunity and basis upon which additional alternative energy sources can be developed over time so as to minimise the net power demand of Tamala Park. Solar power (photovoltaic) technologies are improving significantly and with wind provide opportunities for local/ co-generation of power to be fed back into the grid. Additionally, active and passive solar design should be provided to all new dwellings and any commercial buildings.</p>	Minimise net power demand from Tamala Park through active co-generation technologies and the application of active and passive solar design in all construction.	Mandatory
3d) Encouraging sustainable waste management options and improving resource recovery	3.4 Efficient management and minimisation of short and long term waste streams from the development.	The need to promote sustainable use of resources through resource recovery and re-use options together with the need to reduce the management costs and environmental impacts of the overall waste stream.	With a strong sustainability agenda adopted for the development of Tamala Park it is important to consider the use of resources and management of waste products as result of urban development. While various resource recovery methodologies are being employed by the MRC, there is a need to investigate and employ technologies that reduce the household waste stream and better manage the commercial waste stream, particularly during construction phases. Opportunities on-site re-use of domestic waste including worm farms / composting need to be integrated into residential design. Additionally, an integrated program with the MRC for on-site collection and recycling of building waste needs to be developed.	Engage the MRC to prepare a Local Waste Management Plan for Tamala Park providing for integration of on-site re-use of domestic waste into residential design and the on-site recovery and recycling of building waste.	Mandatory
3e) Promote a variety of alternative transport choices to reduce energy consumption.	3.5 The provision of effective transport choices to reduce overall car dependency.	The need to reduce overall dependency on the private motor vehicle through a broad based approach addressing housing and employment choice and location and alternative forms of transport.	<p>A continuing rapid expansion of suburbs within the City of Wanneroo, as well as a relatively low level of local employment, is leading to high private vehicle ownership and dependence within the City. While Tamala Park enjoys a strong transport links and infrastructure within the immediate surrounds of the site there is an increasing need to promote a variety of alternative transport choices, both at a local and regional level, reducing energy consumption.</p> <p>In the first instance, there is a need for the urban structure itself to reduce the need for movement outside of Tamala Park by the application of higher density housing choices at transit and community nodes; maximising local employment opportunities; developing a series of integrated and walkable neighbourhoods that are easy to navigate on foot or by bicycle and the provision of a safe and pleasant inter-connected pedestrian and cyclist network.</p> <p>Clearly, there will always remain a need for residents to move outside Tamala Park necessitating the provision of an effective public transport network within Tamala Park and investigation and encouragement through various incentive mechanisms of alternative transport options including communal vehicles and a community bus providing connections to local community and cultural nodes.</p>	<p>Provide a range of housing and employment choices to minimise the need for movement outside of Tamala Park.</p> <p>Provide a pleasant and integrated pedestrian and cyclist network linking integrated and walkable neighbourhoods.</p> <p>Investigate, implement and where appropriate provide incentives through the mechanism of the Structure Planning process for the provision of alternative local transport options.</p>	Mandatory
3g) Adoption of supported environmental and sustainability principles such as Green Star rating	3.6 Built development and place design that minimises material and energy requirements without	The need to express environmental responsibility and to ensure retention of social and economic value in	There is a world-wide movement to recognise and respond in a positive way to reduce energy availability and the impact of energy and material use within the environment.	Adopt guidelines such as Green Star ratings and a whole-of-life cost and energy assessments for all	Mandatory

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of residential buildings and whole-of-life energy material and maintenance utilisation factors for assessment of the value of public infrastructure.	diminishing lifestyle and quality.	design and built form.	Commercial markets are responding by rating buildings and places according to their environmental values. Economic values are responding to these ratings. Greenfield sites such as Tamala Park can respond to modern standards and avoid retrofit of buildings and infrastructure that will be demanded by an energy and environmentally conscious community in the future. Long term costs can be minimised by adoption of appropriate principles. Cost reductions for utility provision and maintenance is a valid method of assisting affordable housing at Tamala Park.	design and built infrastructure.	
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1.4 PRINCIPLE 4: IDENTITY, EQUITY & INCLUSIVENESS					
SGS Strategies	Criterion	Value	Discussion	Principle	Primacy
<p>4a) Valuing social and cultural diversity</p> <p>4b) Encouraging social cohesiveness and civic participation.</p> <p>4f) Encouraging and supporting equity for all community members.</p>	4.1 Tamala Park should reflect and build on our cultural identity and integrate all cultures into the community.	To recognise and reflect the diversity of the current and forecasted demographics in all aspects of community development and neighbourhood design.	<p>New trends in urban development have placed more emphasis on the importance of community and providing opportunities for residents to become involved in their neighbourhood. Civic participation can be encouraged through the development of a socially and culturally responsive environment, where all members of the community are engaged in the planning and development process.</p> <p>It is desirable in the context of the on-going planning of Tamala Park that a "community of interest" be developed as the primary point of engagement between the TPRC, the City of Wanneroo and prospective residents.</p> <p>19.5% of people living within the City of Wanneroo speak other languages compared to 16.5% of the Perth Metropolitan Region. It is evident that the development must be responsive to the needs of other cultures, and in doing so, not segregating the demographic but rather promoting social cohesiveness.</p>	<p>Develop a "community of interest" to Tamala Park as an on-going mechanism for engaging members of the community in the decision making processes.</p> <p>Through the mechanisms of the structure plan process, provide community meeting places within each neighbourhood, encouraging interaction between all members of the community.</p>	Desirable
4c) Encouraging interconnectedness between neighbourhoods.	4.2 A well defined, high quality, sustainable public realm consisting of a series of linked community hubs.	The need to provide an integrated urban environment that encourages local links between neighbourhoods and associated resources (e.g. community facilities, commercial uses, recreational facilities).	<p>Considering the context of the Tamala Park site, it is important to integrate future development with the surrounding built form and existing infrastructure. It is recognised that future residents will use surrounding community and commercial facilities as well as existing transit nodes (Clarkson Train Station). Therefore, it is important to ensure safe and efficient linkages between Tamala Park and the surrounding area.</p> <p>At the local level, there should be a neighbourhood focus, with individual neighbourhoods built around activity centres, with efficient linkages between each. These linkages should cater for alternative modes of transport including cycling and walking.</p>	Through the mechanisms of the structure planning process, provide safe and efficient linkages between existing and future neighbourhood centres and activity nodes.	Mandatory
4d) Promoting distinctive and attractive communities.	4.3 A development that has a sense of place and uniqueness based on the natural attributes and quality of the built form.	To create a sense of identity for the future community.	<p>Table 5.3 identifies Principles for the Long Term Health of the Environment and more specifically, the need to work with the physical and floral attributes of the exiting environment so as to develop a sense of identity and ownership of the environment within Tamala Park.</p> <p>These measures together with consideration of appropriate built form design guidelines for public places and spaces will generate a unique urban environment with a high level of housing choice.</p> <p>More importantly, the Values and Principles established within these Tables will serve to create an identity for Tamala Park unique within its regional setting.</p>	Design guidelines should be developed to ensure a distinctive and well-defined built form for commercial, mixed use and residential precincts to support the leveraging of the development on the natural physical attributes of the site and surrounds.	Mandatory
4e) Promoting community safety.	4.4 To provide a safe and secure environment, including the design of urban neighbourhoods and road networks.	The need to provide safe urban environments for all members of the community to live, work and recreate in.	Crime prevention through environmental design (CPTED) is a multi-disciplinary approach to deterring criminal behavior. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts. Research into criminal behavior shows that the decision to offend or not to offend is more influenced by cues to the perceived risk of being caught than by cues to reward or ease of entry. Consistent with this research, CPTED based strategies emphasise enhancing the perceived risk of detection and apprehension. These strategies and principles are commonly integrated into design guidelines and it is suggested that these principles be applied to the future development of Tamala Park to enhance community safety and security.	CPTED principles to be incorporated into the design and planning for Tamala Park.	Mandatory

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PRINCIPLE 4: IDENTITY, EQUITY & INCLUSIVENESS – cont'd					
SGS Strategies	Criterion	Value	Discussion	Principle	Primacy
			Road safety is also an important consideration in promoting the overall agenda of community safety. Roads, particularly through their design, influence the perceived safety of road users, including motorists, cyclists and pedestrians. Marmion Avenue has been identified as a major constraint, especially for future east-west movement through the Tamala Park site. Currently, it acts as the major north-south route for the region, due to the Mitchell Freeway terminating at Hodges Drive (planned to be extended to Burns Beach Road by 2008). Ways in which to improve road safety as a result of this main arterial must be investigated so as to integrate the development (e.g. couplet) on both sides of Marmion Avenue. Neerabup Road and Connolly Drive present similar constraints though not as significant as Marmion Avenue.	Investigate and where appropriate implement options for reducing the impact of Marmion Avenue, Neerabup Road and Connolly Drive on the development site.	
4g) Promoting the conservation and appreciation of heritage sites	4.5 Recognise and conserve identified Aboriginal Heritage sites.	The need to protect recognised Aboriginal and European Heritage sites and educate people regarding their importance through interpretation and integration within the landscape.	There is a major Aboriginal Heritage site to the immediate south of Tamala Park, which is located between the subject site and the existing MRC site. Indigenous consultation would be desirable in the future planning for Tamala Park to integrate the site into the context of the broader environment as well the opportunity for integration of interpretive facilities into the broader open spaces planning of the location. No sites of European Heritage remain.	Investigate the possibilities to develop interpretative mechanisms and facilities in the appreciation of Aboriginal Heritage sites.	Desirable
4h) Promoting the provision of community facilities and services that meet the needs of the community	4.6 To provide community facilities and services that are integrated within the neighbourhood and are accessible to all members of the community.	The need to respond to the current trends and forecasted demographic in the provision of essential community facilities and services.	Table 5.2 has identified Principles for the provision and adaptability of community based facilities and Table 5.1 has identified the need for far greater choice in housing so as to provide a more socially cohesive community. The combination of these principles should result in greater housing access within Tamala Park for demographic groups frequently excluded by lack of opportunity within more mainstream developments. While these principles provide for the accommodation and inclusion of more marginalised groups into the community, they do not provide for the any care needs these or other groups may need. It is envisaged that Tamala Park can provide a model for more community based care of children, the aged and the disabled if for no other reason than by their integration into mainstream residential areas. Further, and with the assistance of relevant Government and Local Government Programs (eg HACCC), opportunities may present for lower cost care programs to develop within the residential base itself rather than reliance upon Local / Government or business to provide relevant facilities.	Through the structure planning process provide opportunities for alternative models of care for children, the disabled and the aged to be provided within the residential base of Tamala Park.	Desirable

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1.5 PRINCIPLE 5: LONG TERM ECONOMIC HEALTH					
SGS Strategies	Criterion	Value	Discussion	Principle	Primacy
5a) Building on local industry strengths and opportunities. 5f) Encouraging workforce participation and local employment placement.	5.1 Provision of home and local employment opportunities.	There is a compelling need to provide for and promote a broad range of local employment opportunities within Tamala Park to reduce overall car dependency and achieve greater sustainability on both a local and regional scale.	Approximately 75% of the resident workforce commutes outside of the City of Wanneroo to work resulting in significantly higher levels of vehicle ownership; significant demands on the transport and road network and pressures on lifestyle choices as a consequence of often long commuting times. The underprovision of local employment opportunities also discriminates against those seeking part-time employment and places greater demand on services such as child care. Planning and housing design for Tamala Park needs to provide greater opportunities for both local and home based employment that has been the norm in developing areas. Table 5.2 has outlined Principles for the accommodation of live / work enterprises as an extension of the Clarkson District Centre along with broader mixed use opportunities based around the Clarkson Train Station. Additionally, Table 5.2 identifies local opportunities arising from local retail, commercial and community facility provision. Expansion of home based employment opportunities need also to be addressed through broadening of the range of acceptable activities; engagement with the project builders to include home employment areas within housing design and consideration of "as of right" home based enterprise principles	Through the structure planning process and engagement of project builders, expand opportunities and principles for home-based employment.	Mandatory
5b) Promoting investment consistent with strategic vision.	5.2 Provide for the emerging business needs of the region.	The need to establish regional business networks that support primary and secondary industries within the region and consolidate future commercial growth.	In the long term, Neerabup will become the major strategic industrial area to service expected industrial land demand in the northwest region. A constraint to the future success of this industrial site is the current lack of a major east-west transport links. Neerabup Road is proposed to connect from Marmion Avenue through to Flynn Drive, which will act as the main east-west transport link. There is a need to seek the construction of Neerabup Road at an early date to facilitate east-west employment movements to enable existing and identified employment centres within and adjacent to Tamala Park to establish support networks that facilitate procurement and supply within the local region.	Engage the Government and Main Roads WA to bring forward the construction of Neerabup Road through to Flynn Drive to support the establishment of local employment opportunities.	Desirable
5c) Advocating the provision and enhancement of communications infrastructure.	5.3 An interconnected community providing residents and business owners / operators with leading high speed and reliable communications infrastructure.	The need to ensure provision and adaptability of modern communications systems and infrastructure to facilitate and promote the establishment of local business and employment.	In order for a community to transition into the new economy, certain critical elements need to be in place. Economic development within Tamala Park will be at a severe disadvantage if critical economic infrastructure is either lacking or inadequate. A range of services and technologies that provide consumers with high-speed data connections will be essential in encouraging and facilitating future employment and business development within Tamala Park.	Provide high level and flexible communications infrastructure to Tamala Park employment and business opportunities.	Mandatory
5d) Promoting business assistance and support networks.	5.4 Facilitate and encourage the early development of local business within Tamala Park.	To provide appropriate assistance and incentives for the development of small businesses and establish a local support network that allows for industry and professional development opportunities.	The Principles identified in Tables 5.2 and 5.5 provide a range of locational opportunities within Tamala Park for small to medium size businesses. Left to their own devices, the uptake of these opportunities is likely to occur at a pace slower than that of housing occupation. It is desirable that population and employment locate conjunctly so that the values of the broader approach outlined for Tamala Park are achieved from an early date. To this end it would be desirable to develop non-financial strategies and incentives for business to locate / relocate to Tamala Park.	Actively pursue and instigate non-financial strategies and incentives for commercial entities to locate / relocate in Tamala Park.	Desirable

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PRINCIPLE 5: LONG TERM ECONOMIC HEALTH – cont'd					
SGS Strategies	Criterion	Value	Discussion	Principle	Primacy
5e) Promoting lifelong learning and targeted industry training.	5.5 Facilitate opportunities for the community to develop skills to assist the future growth of local commercial areas.	To provide appropriate human resource support to commercial entities locating within Tamala Park.	<p>The Principles identified in Tables 5.2 and 5.5 are likely to attract a broad range of commercial entities that, to varying levels will require human resource support. Additionally, Table 5.4 identifies Principles for establishing alternative. Locally based care models for children, the aged and the disabled It would be desirable to engage in partnership with local and regional training providers to identify and provide in space within Tamala Park relevant training and professional development regimes to support locating entities.</p> <p>Additionally, consideration should also be given to encouragement and enhancement of alternative work models, utilising the resources of those who seek or are only able to work on a part time basis.</p>	Engage with local and regional training providers to map the future training requirements of the identified employment centres within Tamala Park.	Desirable
5g) By protecting and promoting agricultural and productive primary industries.	Not relevant to Tamala Park				

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1.6 PRINCIPLE 6: PEOPLE & GOVERNMENT					
SGS Strategies	Criterion	Value	Discussion	Principle	Primacy
6a) Promoting inclusive decision making.	6.1 Engage stakeholders and the community in the on-going planning and development of Tamala Park and its environs. 6.2 Engage the community in the planning and development of open spaces and community facilities.	There is a need to continue to engage stakeholders and the community in the on-going planning and development of Tamala Park both at structure planning level and subsequently in the design and development of public facilities and spaces.	The Enquiry By Design Workshop of January 2007 has demonstrated the value of engaging stakeholders and the community in the broader structure planning process. The January Workshop comprised primarily stakeholders from Government and Local Government. There is an need to extend the EBD process to also engage community and industry participants. The EBD process should also be extended during detail processes to incorporate the planning and development of public facilities and spaces so that they better reflect the needs of users.	Extend the EBD Workshop process during the structure planning process and design and development processes for public facilities and spaces so as to maximise the outcomes of the Principles identified for Tamala Park and extend ownership of the plans and proposals to the broader community.	Mandatory
6b) Encouraging partnerships that address the changing needs of the community.	Not relevant to Tamala Park				
6c) Creating a commitment to the future of the region.	6.3 Maximise the financial return to the TPRC members.	The returns from the development of Tamala Park will be a significant source of future investment income for the participant Local Authorities.	The development of Tamala Park will provide a significant source of revenue for the participating Local Authorities, enabling them to further invest in the future of their respective communities. It is therefore most important that the structure planning and development process maximise the return to the participants within the context of the TPRC Charter not only in gross terms but also temporally.	The overall and temporal return to TPRC Member Councils be maximised within the context of the TPRC Charter.	Mandatory
6d) Supporting the City's internal community, our staff.	Not relevant to Tamala Park				

KOLTASZ SMITH & ESTILL ASSOCIATES

14

MARCH 2007

9.7 WATER BALANCE STUDY - CSIRO

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 11.108.1151.0

Recommendation

That the Council ENDORSE the proposal for a water balance study for the TPD.

Voting Requirements

Simple Majority

Report Purpose

To advise an invitation to CSIRO to prepare a water use plan projection for the TPD.

Relevant Documents

Attachment: Tamala Park Urban Development Water Use Plan
Available for viewing at the meeting: Nil

Previous Minutes

N/A

Policy Reference

N/A

Local Government Act/Regulation

N/A

Background

Greenfield developments are now expected to target social, environmental and economic outcomes. This philosophy is encapsulated in the statements of purpose and objectives for the TPRC.

Additionally the Wanneroo Smart Growth philosophy anticipates concentration to conservation and wise use of resources in all new developments.

The State Water Plan has highlighted a reduction in per person annual water consumption rates from 180,000kl per annum to 150,000kl per annum.

Science and technology supporting reuse of water are developing rapidly. In most instances the economics of water reuse, factored over time, are neutral or favourable.

There is a general community expectation that new developments will reflect the best features of water conservation and water harvesting and that all individuals and Government agencies will make constructive responses to redress a growing water deficiency with

changing climatic and other environmental conditions.

Comment

It is assumed that there will be approximately 6,000 people living and working in the TPD area. Based upon current utilization this population will, without intervention, utilize in excess of 1GL of water per annum.

Water Corporation analysis indicates water utilization per person as follows:

Outdoors	47%
Toilet	12%
Bathroom	18%
Laundry	14%
Kitchen	9%
Total	100%

A preliminary water balance undertaken for a notional TPD indicates that more than 30% of potable water into residential and commercial premises can be easily reused and that this figure can be increased to approximately 50% with the introduction of simple engineered solutions such as rain vaults, rainwater tanks and water harvesting from hard surfaces.

The CSIRO has been involved in a number of demonstration studies concentrating on rainwater harvesting and excess greywater harvesting and reuse from households, aquifer recharge for water treatment and other initiatives.

In discussions with CSIRO it has become clear that initial understanding of site hydrology and the development of optimal water harvesting plans based upon site contours, location of major water harvesting generators and the siting of public gardens and recreation grounds can maximize water reuse for a Greenfield development. An understanding of the most advantageous locations for aquifer recharge can also assist the basic urban design for any development.

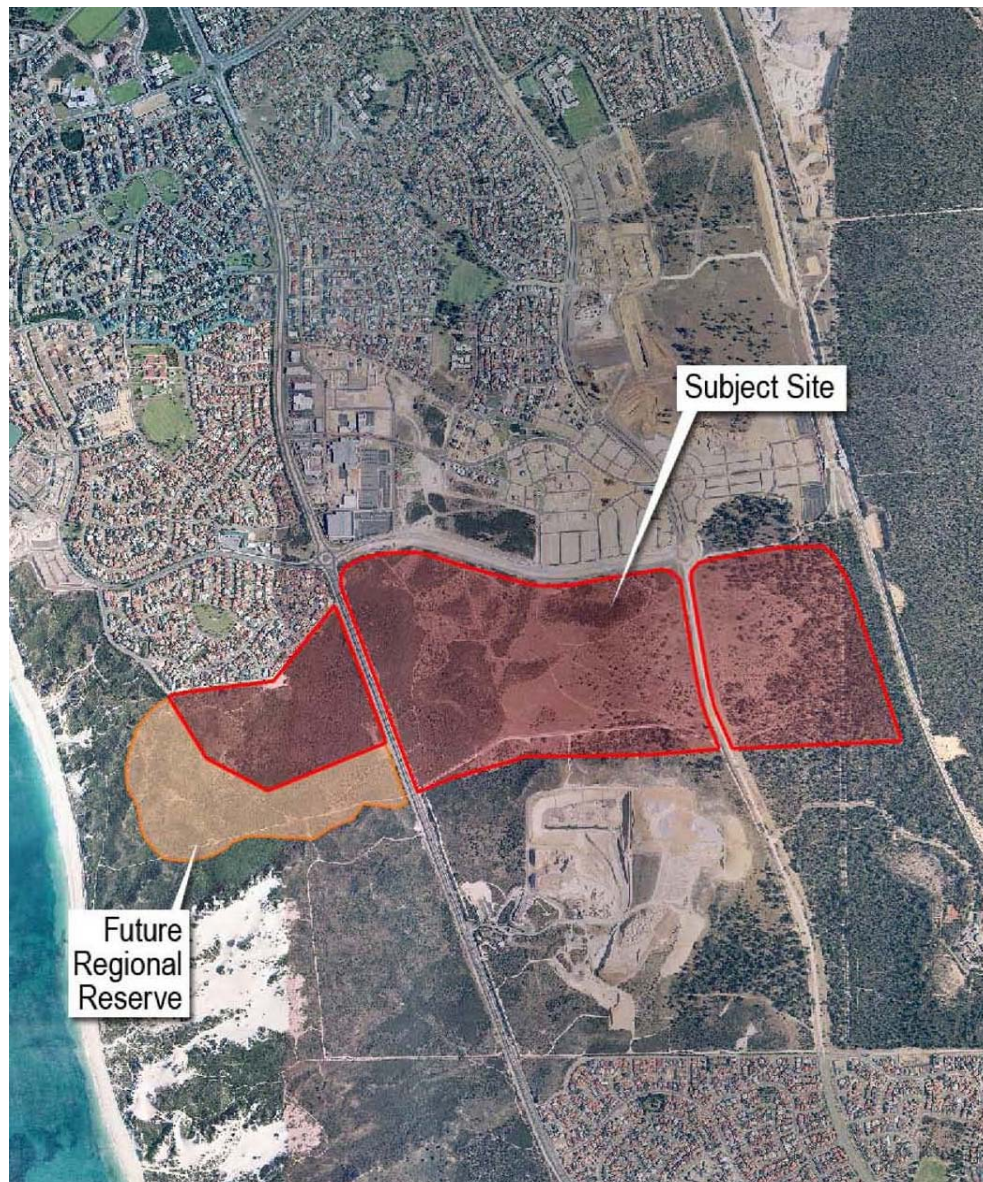
On a note to commit basis, the CSIRO has been requested to examine possibilities for the TPRC development. A study brief has been prepared and is attached, that outlines a number of objectives which could help to give context to future planning for the site.

ATTACHMENT: Tamala Park Urban Development Water Use Plan

The Tamala Park Regional Council is proposing an urban development of 200 hectares of land zoned for urban use under the metropolitan region scheme (WA).

The land is in the north-west corridor between the ocean and the Mitchell Freeway. It is located immediately south of Neerabup Road (a major east-west distributor) and north of the Mindarie Regional Council refuse landfill site.

The land is shown bordered red on the plan below:



The Tamala Park Regional Council (TPRC) is a local government formed by seven municipal Councils being the Cities of Perth, Joondalup, Stirling and Wanneroo and the Towns of Cambridge, Victoria Park and Vincent. The combined populations of the 7 municipalities is 600,000. The municipalities own the land in fee simple and will transfer the land to the Tamala Park Regional Council, which will act as the coordinating vehicle for the urban development.

The northern corridor development front has now moved some 12km past Tamala Park. The Tamala Park land is the largest parcel of undeveloped land in the northern corridor south of Neerabup Road. The land is listed in the WAPC metropolitan development plan to produce urban lots at a rate exceeding 625 per year for a period of at least 6 years.

All major infrastructure services are available for connection to the Tamala Park land.

The TPRC has scheduled the completion of structure planning in 2008. The Council wishes to demonstrate in structure planning water sensitive design, energy generation and conservation and a focus on transit oriented development.

The urban development has the potential to be home for a community of 5,000 - 6,000 people. A local employment strategy will endeavour to provide employment for at least 20% of the future Tamala Park community.

The land is within the Swan Coastal Plain and comprises mainly sand and derivatives. The land is being characterised as having a base of Tamala limestone covered by the Spearwood dune system and the Quindalup Dune system.

The Mindarie Regional Council (MRC) landfill operation immediately south has been subject of CSIRO studies over a number of years. The focus of the studies has been to monitor the concentration of pollutants in groundwater streams passing under the Mindarie landfill site. Dr Greg Davis of CSIRO has been coordinating the CSIRO studies.

Previous Structure Plans

The landowner Councils commissioned The Planning Group to prepare a structure plan for the whole of the land in 2000. The structure plan report was submitted for approval to the City of Wanneroo and the WAPC and was subsequently withdrawn. The report contains details of flora and fauna studies and an analysis of the geology and landforms relevant at that time. The structure plan is listed as a reference item in the appendix to this document.

TPRC Enquiry by Design Workshop - January 2007

A workshop comprising owners and stakeholders suggested possible outcomes for the Tamala Park urban development. A report on workshop outcomes has listed possible strategies and principles covering the following items:

1. Lifestyle and housing choice
2. Effective use of land and infrastructure
3. Long term health of the environment
4. Identity, equity and inclusiveness
5. Long term economic health
6. People and government

A schedule listing the strategies and principles is contained in the outcomes report in schedule form.

In reference to water management, the following items were specifically referenced:

- Water harvesting from residential properties; public buildings (such as schools) and hard surfaces within the urban development;
- Multiple pipe systems to urban use properties to maximise recycling of water;

- Potential use of public utility land on an adjacent reserve for a primary water treatment plant to assist possibilities for reuse of water harvested from urban lots and hard surfaces;
- Potential use of energy generated from landfill gas on the adjacent Mindarie Regional Council site for any water treatment plant;
- Examination of possible water harvesting from the surface of the completed Mindarie Regional Council landfill (approximately 22 hectares) to supplement recycling from within the TPRC urban development;

In Respect of Urban Lots

- Provision of rainwater tanks;
- Water sensitive landscaping plans;
- Changes to building bylaws to ensure roof architecture conducive to water harvesting;
- Building guidelines requiring water efficient appliances;
- Building bylaws requiring greywater recycling; and
- Potential size and volume restraints on swimming pools.

Subsequent to the January 2007 workshop, additional items have been added as follows:

- Capture of water directed to 3 major sumps in Neerabup Road;
- Capture of water from the commercial developments comprising approximately 20 hectares immediately north of Neerabup Road;
- The possibility for an estate wide irrigation system to public lands and private households similar to the system provided for the Brighton Estate (approximately 5km north of Tamala Park); and
- The inclusion of water monitoring to households covering individual household and estate primary water use, water diverted for recharge and recycling. This monitoring to be part of an overall scheme encouraging monitoring of energy utilisation, diversion to the Western Power grid and utilisation of other public utilities.

Future Structure Plan Brief

The TPRC is now wishing to inform a brief for structure planning for the whole of the Tamala Park land, having regard for the aspirational items mentioned above and in particular targeting:

1. A maximum demand of 90,000kl of potable water per person per annum;
2. Optimal recycling of water within the urban development having regard for energy requirements and costs for water treatment;
3. Aquifer recharge of stormwater and water harvested from households for reuse in greenways, active sporting fields and outdoor use generally within the urban development;
4. Identification of ideal locations for aquifer recharge;
5. Determination of the suitability of proposed greenways within the Tamala Park development for water harvesting, water storage and infrastructure piping to facilitate recycling of harvested water to households;
6. Household systems suitable for water recycling;
7. Potential recontouring of the urban development land to assist the outcomes listed in 1-5 above;
8. Preferred locations for a primary and middle school (13 hectares) and active recreation grounds comprising 10 hectares;
9. Preferred location for community bores necessary to supplement harvested and recycled water to achieve the target of a maximum 90,000kl of potable water per person; and

10. Retention of all waste water within the TPRC development i.e. no piped wastewater (except sewerage) offsite.

Matters that will affect the TPRC Development

1. Water Corporation bores in the near vicinity;
2. The MRC landfill operation to the south and, particularly, the management of leachate emanating from the landfill site;
3. A requirement that 40 hectares of the TPRC land adjacent to the MRC landfill be retained as a buffer to urban development until at least 2011;
4. The progressive nature of the TPRC development producing approximately 600 lots per annum on a progressive basis from the western extremity of the site to the eastern side of the site adjacent to the future Mitchell Freeway; and
5. Management plans for preservation of a major coastal conservation reserve adjacent to Marmion Avenue (west) and future public open space land which will comprise part of the closed and rehabilitated Mindarie landfill.

Reference Material

- Structure Plan 2000 – The Planning Group
- Enquiry by Design Workshop Report and Development Brief - March 2007
- CSIRO Studies – Mindarie Regional Council landfill site (Dr Greg Davis)
- Metropolitan Region Development Plan (WAPC) 2007
- Survey and Contour Plans covering Lot 9504 Mindarie
- Schedule indicating allocation of land use

Requirements

In reference to the outcomes listed above:

1. An examination of the site geology and hydrology;
2. The possibilities through harvesting and water recycling to achieve a maximum 90,000kl per person target for use of potable water within the TPRC development;
3. Treatment options for water recycling; and
4. Estimates of volumes of water achievable for recycling using the criteria of a population of 5,000 – 6,000 persons, 2,700 urban lots, road surfaces comprising 32.936 hectares, a school site of 13 hectares – 10 hectares of active recreation space – 7 hectares of greenway (partially paved, partially developed for passive recreation) and other land uses as shown in the schedule of potential land allocation. Please see the table below.

Tamala Park land Areas

Zoning		Residential	Urban Deferred	Urban Deferred		Urban Deferred	
		West of Marmion	Mid Corridor	East of Connoly	TPRC	Govt land	Combined Govt/TPRC
Gross Areas	Ha	32.462	97.777	37.765	168.004	12.840	180.844
POS	Ha	1.623	9.778	3.776	15.177	1.284	
Schoolsite	Ha	0.000	13.000	0.000	13.000	0.000	
Roads major	Ha	1.000	1.000		2.000		
Roads Pos	Ha	0.582	1.337	0.782	2.701	0.551	
Roads Schools	Ha	0.432	1.636	0.432	2.500	0.432	
Total Public	Ha	3.637	26.751	4.990	35.378	2.267	37.645
Net Lot /Service Road Area	Ha	28.824	71.026	32.775	132.625	10.573	143.199
Public Purpose land (Exc Local Roads)	%	11%	27%	13%	21%	18%	21%
Local Roads	Ha	6.630	16.336	7.538	30.504	2.432	32.936
Urban lots - net area	ha	22.195	54.690	25.237	102.121	8.141	110.263
Urban lots % of total land	%	68%	56%	67%	61%	63%	61%

NB In the Bushforever POS negotiation with WAPC the Owners will give up 264ha of 432ha as follows - this leaves the areas above for urban development

Total Original Land	120	249.659	62.488	432.147
Pos & Bush Forever Trans to Crown	87.538	151.882	24.723	264.143
% trans for POS	73%	61%	40%	61%

9.8 MINDARIE REGIONAL COUNCIL – COMPLETED LANDFILL STUDY

Report Information

Location: Mindarie Regional Council
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 18.121.624.9

Recommendation

- 1) That the report be NOTED.
- 2) That the brief for structure planning for the TPRC site **INCLUDE REFERENCE** to the desired use of part of the completed MRC landfill for recreation/leisure/servicing activity for the TPD and include considerations for consequential traffic movements and access to the site.
- 3) In advance of completion of the MRC inputs in April 2008, that a working group be **ESTABLISHED** of representatives of the participant local authorities to consider possible uses and issues to be taken up in a comprehensive brief for use of the completed MRC landfill.

Voting Requirements

Simple Majority

Report Purpose

To provide information on a proposed study of the MRC completed landfill and its possible interaction with the Tamala Park development.

Relevant Documents

Attachment: Bush Forever Plan 323
Available for viewing at the meeting: Nil

Previous Minutes

Council Meeting - 8 February 2007 (Item 9.5: Proposed Planning Study – Future Use of the Completed Mindarie Regional Council Landfill Site (Part Lot 9505 Tamala Park))

Policy Reference

N/A

Local Government Act/Regulation

N/A

Background

The Mindarie Regional Council lease comprises 151 hectares of which 22 hectares has been approved for use as a landfill. A total area of 55.33 hectares is land that is not impacted by Bush Forever restrictions and is mostly within an area zoned for public utility purposes (see

plan).

The area of 55.33 hectares is potentially available for some form of recreation use that could require engineering of the site or the provision of buildings within the site.

The Enquiry by Design Workshop and other planning inputs have suggested that the completed landfill should be considered for some form of recreation/leisure use that will service the TPD and the wider region.

In a previous report to the Council it was suggested that a planning study for future use of the site should be undertaken by the TPRC and MRC and be factored into overall structure planning for the area.

The brief for a planning study would involve consideration of the following (among other matters):

- Slight changes to the proposed POS reservation boundaries under the MRS to provide for a logical arrangement of land uses around topological features;
- The future of the public utility zoned land that is not subject of Bush Forever reservation;
- Final proposed contours arising from the refuse landfill operation;
- The degree to which landform and landform features may change in respect of long term use of the land;
- Possible staged and long term use of the remediated landfill site;
- Access to the Bush Forever and completed landfill site from the TPRC development to the north;
- Interim uses:
 - a) Associated with limestone
 - b) Associated with water
 - c) Associated with energy generation
 - d) Associated with education and leisure
- Road access to and from the site to facilitate MRC operations to 2032 and also staged and long term leisure activity.

Because the completed landfill and the balance of the Mindarie lease site will form an important green link between the coastal conservation reserve and Neerabup National Park, it is expected that the WAPC and the Department of Conservation & Land Management will also be involved in the planning study.

Comment

Following the original proposal all participant local authorities, the MRC and the WAPC were approached and agreed that a future study should be undertaken.

In conjunction with the MRC, a number of issues, opportunities, constraints and research/studies were identified as necessary to inform planning for the area.

A summary of those items is as follows:

Issues to be considered

- Water sensitive design
- Possible use existing bores
- Surface of land impermeable layer
- Will not allow watering of surface
- Will have large component compacted clay – limestone

- Geotextile layer preservation
- Geotextile layer (use restrictions because of)
- Number of schools in area
- Linkages to surrounding Reserve land and Reserve land uses
- Sight and sound attenuation or facilitation

Opportunities

- Ability to form contours for future use e.g. attenuation or site cone surrounding use
- Ability to form contour for a particular use
- Ocean views
- Possible use of existing on site electricity generation - land fill gas)
- Possible uses of remaining limestone
- Create as blocks for on site forming for uses
- Access (Connolly and Marmion)
- Population profile surrounding suburbs
- Public Transport - particularly Rail Station
- Existing recreation and leisure (Mindarie Keys) and Commercial (day-out possibilities)
- Edith Cowan University (Joondalup) and Future University (Alkimos) on same rail line
- Use of electric Cat line as branch from station to leisure facility

Constraints

- Government zoning of land
- Settlement that will occur over time
- Gas emissions from site
- Risk issues – fire – ground collapse
- Contour to a use shape
- Parking
- Access over Waugal
- Waugal location and preservation of site
- Waterhole site etc
- Communications tower
- Visual impact of any proposed structures

Studies Required or Involved

- Existing MRC outcome if no other input
- Remediation plan and timings and progressive availability of land for use
- Aboriginal Heritage
- Flora and fauna
- MRC management plan
- Bush Forever management plan
- Rehabilitation management plan
- Coastal Conservation Reserve
- Yellagonga National Park
- Existing City of Wanneroo provisions for POS and any gaps
- Viability for different uses (3BL)
- Multiple attractors –v- single purpose
 - Security and safety
 - Economic viability
 - Access numbers and spread (hours day through night)
 - Transport and parking
 - Access points

There have also been a number of potential uses suggested for consideration in the study. Some of those are:

Possible Uses

- Wind Farm (also addresses identity of TPD)
- Solar concentrator array
- Sewerage plant or grey water recycling plant
- Water storage harvesting from TPD
- 3-hole golf (including night play)

Extreme Sports Park (fits land settlement period)

- Ski-boarding
- Skate boards
- Roller skates
- Roller Blades
- Bicycle BMX races
- Learning Centre – Waste- Environment
- Focus Playgrounds – as parts of Kings park (Kids Focus) (Botanical Focus) (Energy management) (Bird park) (Butterfly park) (as Frankfurt)
- Planetarium
- Snow Park
- Swimming Pools/Fitness (energy and water efficient)

MRC

- MRC administration offices
- Continuing small scale refuse landfill
- Waste Transfer Station
- Demo composting facility

Interim uses

- Continuation small scale limestone block manufacture
- Nursery
- Caravan parking
- Large truck parking
- Some form of testing facility (associated with Neerabup Industrial or TPD mixed use)
- Electrical Substation

CURRENT POSITION

Key considerations for any study were assessed to be:

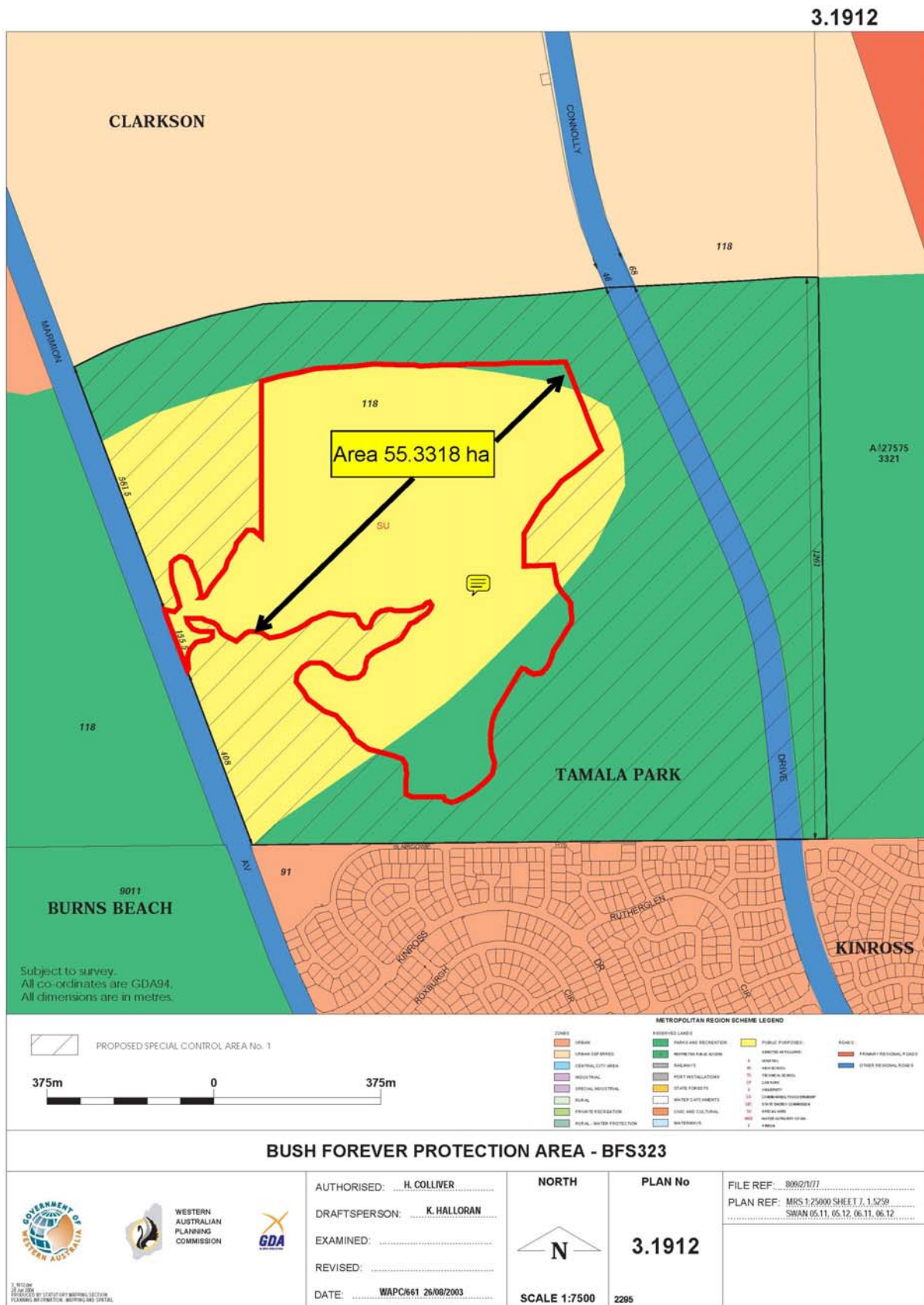
- a) The completion of the engineering design for the ongoing and completed landfill;
- b) A model of the hydrology under and surrounding the landfill as this has a significant bearing on the extent to which the site is considered a 'hazardous' site;
- c) Strategic planning for ongoing MRC activities following completion of the landfill operation and through the rehabilitation period;
- d) The viability of potential environmental outcomes of advantage to MRC and TPD through use of part of the surface of the completed landfill; and
- e) MRC current planning for Mt Tamala.

In respect of each of these matters, the following has occurred:

- a) MRC have reviewed the staging and associated plans for the landfill including reassessment of buffer requirements and timing for completion of the site;
- b) MRC have commissioned CSIRO to prepare a 100 year model to simulate hydrological conditions and potential movement in and around the site. This work was completed in November 2007 and is due to be reported to the MRC within 2 months. A reading of the draft report indicates that the management program for the site and changes occurring in water levels and conductivity in the subsurface will most likely obviate any potential problems for the completed landfill.
As a complementary measure to the CSIRO study by MRC, the TPRC has issued a brief to CSIRO for additional work to assess possibilities and minimise risks to the TPD;
- c) The MRC is about to embark upon a major review of its strategic plan and anticipates completing the review in April/May 2008. The review will have regard for the fact that the 55.33 hectare unrestricted site within the existing lease could be the focus for some commercial/leisure activity;
- d) The TPRC has undertaken preliminary assessment of the possibilities for use of part of the MRC completed landfill for energy production including solar and wind energy and the ongoing ownership and management of the existing energy plant utilising landfill gas;
- e) MRC have developed a plan and negotiated commercial arrangements that will allow a progressive reduction in the height of the limestone stockpile.

Most recent negotiations with MRC have suggested that the MRC should complete its strategic planning into April 2008; that TPRC should have a presence at the MRC planning sessions and that a second stage of strategic planning including potential future uses for the MRC completed landfill should be commenced in April 2008 with appropriate stakeholders and with the benefit of the quantitative and planning data that will be input into MRC studies planned for completion in the next 2 months.

ATTACHMENT: Bush Forever Plan 323



9.9 PRESENTATION ITEMS DEFERRED FROM MEETING 23 JANUARY 2008

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 18.121.624.9

Recommendation

That the Council RECEIVE a presentation on possible initiatives for the TPD and ENDROSE a continuation of research on the following:

- **Access east/west Marmion Avenue and north/south Neerabup Road;**
- **Greenway/tramway supporting transit oriented design;**
- **Water harvesting reuse;**
- **Sewerage treatment options;**
- **Power generation;**
- **School and multi-use site;**
- **Future use MRC completed landfill; and**
- **Overall project financing.**

Voting Requirements

Simple Majority

Report Purpose

Relevant Documents

Attachment: Nil
Available for viewing at the meeting: Nil

Previous Minutes

Special Meeting of Council – 23 January 2008 (Item 9: Business of the Meeting)

Policy Reference

N/A

Local Government Act/Regulation

N/A

Background

A number of initiatives that might be included in the TPD have been suggested from a number of inputs.

The Council has endorsed some investigation of the possibilities associated with these suggestions.

A presentation on items was proposed at the Special Council meeting on 23 January 2008 and has been deferred to the current meeting.

Comment

The items contained in the presentation are as follows:

- Access east/west Marmion Avenue and north/south Neerabup Road;
- Greenway/tramway supporting transit oriented design;
- Water harvesting reuse;
- Sewerage treatment options;
- Power generation;
- School and multi-use site;
- Future use MRC completed landfill; and
- Overall project financing.

FURTHER ITEM

9.10 INDICATIVE PROJECT CASH FLOW – DEVELOPMENT LOT 9504 MINDARIE

Report Information

Location: Lot 9504 Mindarie
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 12.121

Recommendation

- 1) That the draft project cash flow be NOTED.**
- 2) That a review of the project cash flow be UNDERTAKEN periodically and reported during the planning phase for the project at 6 monthly intervals or more often, as changed circumstances may require.**

Voting Requirements

Simple Majority

Report Purpose

To provide an indicative cash flow for the TPD to assist information requirements for strategic planning by participant local authorities.

Relevant Documents

Attachment: 11-Year Cash Flow & Graph
Available for viewing at the meeting: Nil

Policy Reference

N/A

Local Government Act/Regulation

N/A

Background

Financial projections for the TPD project are presented from time to time. The most recent figures were compiled to support the 2007-2010 TPRC Future Plan.

There has been indication that an update of figures at this time will assist planning work being undertaken by participant authorities.

Comment

A summary of income and expenditure for the TPD is attached based upon the following:

- A 2.5 year planning cycle prior to commencement of subdivision;
- A sales and development period of 8.5 years;

- Staging of the project based on construction (lead) and sales (lag) considerations supporting a managed and positive cash flow;
- Interest on borrowed funds at 8%;
- NPV rate 7.5%;
- Income and expenditures based on quarterly projections;
- A total of 2,574 lots.

Qualifications to the projections are:

- Government land purchase of 11 hectares near the Clarkson Rail Station not included;
- Development contributions to infrastructure factored at 1% of sales revenue;
- Project management, sales and marketing fees factored and adjusted at current negotiable rates;
- Costs for water, power, sewerage and communication utilities included at 'standard' rates for standard services;
- Innovative provisioning for water, power, sewerage and communication assumed cost neutral.

The table and graph provided are a summary of more detailed figures. The table is periodically adjusted by linked supporting data based on subdivision design impacting the number of lots that might be produced, the areas of roads and reserves included in subdivision design and the consequential impact of these design matters on the provision of public utility infrastructure.

Sales and development expenditures are informed by results from other Greenfield subdivisions within the northern corridor and are somewhat conservative.

The graph of sales, costs and net cash flow demonstrates a positive cash flow in the third year providing the opportunity for ongoing distribution of surplus revenue to participant Councils. Estimated per annum surpluses are shown in the table.

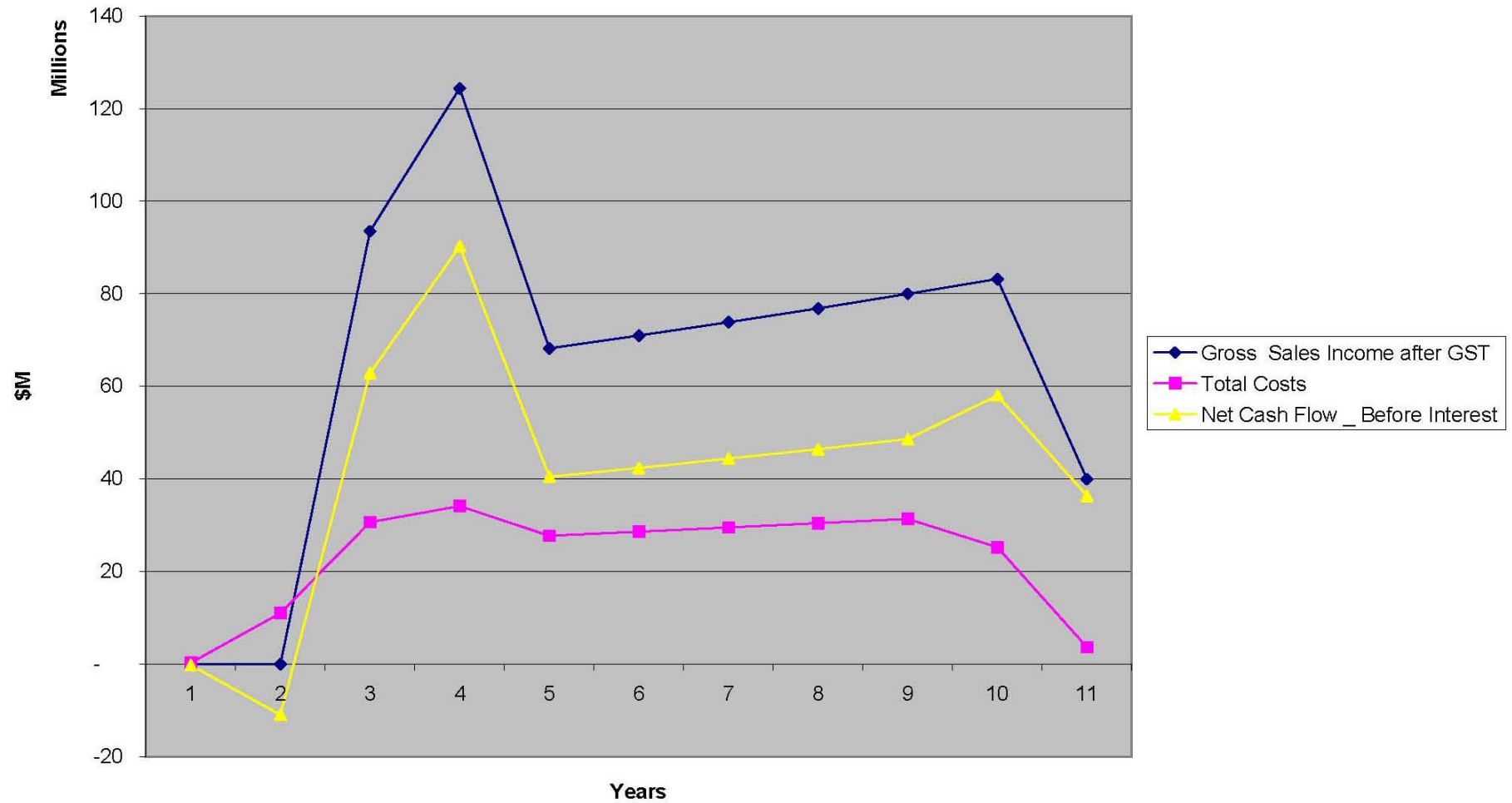
Agenda TPRC Meeting of Council – 21 February 2008

ATTACHMENT: 11-Year Cash Flow & Graph

Mindarie Lot 9504- Financial Analysis January 2008														
Tamala Total Estate	Parameters	Totals	Totals	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11
Saleable Residential Lots	2,574			-	-	-	-	-	-	-	-	-	-	-
Income:				-	-	-	-	-	-	-	-	-	-	-
Gross Sales Income West Precinct		221,117,881	221,117,881	-	-	102,733,248	118,384,633	-	-	-	-	-	-	-
Gross Sales Income East Precinct		559,712,597	559,712,597	-	-	-	18,264,944	74,804,627	77,946,055	81,110,979	84,404,409	87,831,566	91,397,880	43,852,137
Gross Sales Income West and East		780,830,478	780,830,478	-	-	102,733,248	136,649,577	74,804,627	77,946,055	81,110,979	84,404,409	87,831,566	91,397,880	43,852,137
Less GST Liability		70,084,589	70,084,589	-	-	9,258,090	12,304,953	6,701,117	6,977,610	7,265,330	7,564,733	7,876,293	8,200,503	3,936,059
Gross Sales Income after GST		710,745,889	710,745,889	-	-	93,475,158	124,344,724	68,103,511	70,968,445	73,845,648	76,839,676	79,955,273	83,197,377	39,916,077
Expenditure				-	-	-	-	-	-	-	-	-	-	-
Development Costs West Precinct		34,654,244	34,654,244	-	10,739,190	21,965,890	1,949,184	-	-	-	-	-	-	-
Development Costs East Precinct		152,005,850	152,005,850	-	-	-	20,746,291	21,375,717	22,024,238	22,692,436	23,380,908	24,090,264	17,695,998	-
Total Development Cost West & East		186,660,094	186,660,094	-	10,739,190	21,965,890	22,695,485	21,375,717	22,024,238	22,692,436	23,380,908	24,090,264	17,695,998	-
Rates And Taxes		1,774,984	1,774,984	260,302	260,200	263,778	236,735	206,266	176,141	143,977	109,699	73,208	34,403	2,258
Selling & Marketing	2%	14,214,918	14,214,918	-	-	1,869,503	2,486,894	1,364,070	1,419,369	1,476,913	1,536,794	1,599,105	1,663,948	798,322
Proj Mgmt Fees(Const) on Gross Sales after GST	4%	28,429,836	28,429,836	-	-	3,739,006	4,973,789	2,729,140	2,838,738	2,953,826	3,073,587	3,198,211	3,327,895	1,599,643
Proj Mgmt Fees(M&Sale) on Gross Sales after GST	2%	14,214,918	14,214,918	-	-	1,869,503	2,486,894	1,364,070	1,419,369	1,476,913	1,536,794	1,599,105	1,663,948	798,322
Developer Contribution to Infrastructure on sales	1%	7,107,459	7,107,459	-	-	934,752	1,243,447	682,035	709,684	738,456	768,397	799,553	831,974	399,161
Total Costs		252,402,207	252,402,207	260,302	11,007,390	30,642,433	34,123,215	27,720,318	28,587,539	29,482,521	30,408,176	31,359,447	32,318,164	3,594,703
CheckTotal		252,402,207		-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow _ Before Interest		\$ 458,343,681	458,343,681	- 260,302	- 11,007,390	62,832,726	90,221,509	40,483,192	42,380,906	44,363,127	46,433,500	48,595,827	57,979,212	36,321,375
Cumulative Cash Flow				- 648,325	- 17,797,926	69,113,306	434,038,159	667,773,872	834,425,171	1,008,077,377	1,191,477,685	1,382,568,157	1,590,561,740	1,616,453,416
Npv rate		7.50%		-	-	-	-	-	-	-	-	-	-	-
NPV		\$290,938,027		-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow _ After Interest				-	-	-	-	-	-	-	-	-	-	-
Interest Costs	8%	704,247	704,247	- 12,966	- 355,959	- 335,322	-	-	-	-	-	-	-	-
net cash flow after interest		457,639,435	457,639,435	- 273,269	- 11,363,348	62,497,404	90,221,509	40,483,192	42,380,906	44,363,127	46,433,500	48,595,827	57,979,212	36,321,375
NPV after interest		\$290,332,807		-	-	-	-	-	-	-	-	-	-	-
Monthly Cash Flow _ Councils Before Interest				-	-	-	-	-	-	-	-	-	-	-
Vincent	8.33%	38,195,307	38,195,307	- 21,692	- 917,282	5,236,060	7,518,459	3,373,599	3,531,742	3,696,927	3,869,458	4,049,652	4,831,601	3,026,781
Cambridge	8.33%	38,195,307	38,195,307	- 21,692	- 917,282	5,236,060	7,518,459	3,373,599	3,531,742	3,696,927	3,869,458	4,049,652	4,831,601	3,026,781
Victoria Park	8.33%	38,195,307	38,195,307	- 21,692	- 917,282	5,236,060	7,518,459	3,373,599	3,531,742	3,696,927	3,869,458	4,049,652	4,831,601	3,026,781
Perth	8.33%	38,195,307	38,195,307	- 21,692	- 917,282	5,236,060	7,518,459	3,373,599	3,531,742	3,696,927	3,869,458	4,049,652	4,831,601	3,026,781
Joondalup	16.67%	76,390,614	76,390,614	- 43,384	- 1,834,565	10,472,121	15,036,918	6,747,199	7,063,484	7,393,954	7,738,917	8,099,304	9,663,202	6,053,562
Wanneroo	16.67%	76,390,614	76,390,614	- 43,384	- 1,834,565	10,472,121	15,036,918	6,747,199	7,063,484	7,393,954	7,738,917	8,099,304	9,663,202	6,053,562
Stirling	33.33%	152,781,227	152,781,227	- 86,767	- 3,669,130	20,944,242	30,073,836	13,494,397	14,126,969	14,787,709	15,477,833	16,198,609	19,326,404	12,107,125
Total	100%	458,343,681	458,343,681	- 260,302	- 11,007,390	62,832,726	90,221,509	40,483,192	42,380,906	44,363,127	46,433,500	48,595,827	57,979,212	36,321,375
Net Present Values to period 68				-	-	-	-	-	-	-	-	-	-	-
Vincent	8.33%	\$24,244,836	24,244,836	-	-	-	-	-	-	-	-	-	-	-
Cambridge	8.33%	\$24,244,836	24,244,836	-	-	-	-	-	-	-	-	-	-	-
Victoria Park	8.33%	\$24,244,836	24,244,836	-	-	-	-	-	-	-	-	-	-	-
Perth	8.33%	\$24,244,836	24,244,836	-	-	-	-	-	-	-	-	-	-	-
Joondalup	16.67%	\$48,489,671	48,489,671	-	-	-	-	-	-	-	-	-	-	-
Wanneroo	16.67%	\$48,489,671	48,489,671	-	-	-	-	-	-	-	-	-	-	-
Stirling	33.33%	\$96,979,342	96,979,342	-	-	-	-	-	-	-	-	-	-	-
Total	100%	\$290,938,027	\$290,938,027	-	-	-	-	-	-	-	-	-	-	-

4_121_251_0_2008_05_09_Mind_Lot17_Feas2008_04_27_B re Future Plan.xls

Mindarie Lot 9504 - 11 Yr Cash Flow



FURTHER ITEM

9.11 CEO GROUP (TPRC) MEETINGS

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 13.44.657.0

Recommendation

That Council RECEIVE and ENDORSE the proposals for CEO group (TPRC) meetings.

Voting Requirements

Simple Majority

Report Purpose

To advise proposals for regular meetings of CEO's of participant local authorities in response to a Council request contained in minutes dated 6 December 2007.

Relevant Documents

Attachment: Nil
Available for viewing at the meeting: Nil

Policy Reference

N/A

Local Government Act/Regulation

N/A

Background

At the last ordinary Council meeting it was requested that CeO's of participating local authorities propose a format and schedule for regular meetings to ensure CEO's were adequately briefed to advise participant Council members on matters being brought forward on agendas at the TPRC regular and special Council meetings.

Comment

The CEO's of participant Councils and the TPRC have met on 23 January 2008 and 15 February 2008.

A proposal for regular meetings has been framed as follows:

Protocol for Meetings

- Meetings will be limited to CEO and CEO nominated staff from participant local authorities.
- Dates and times for meetings will be advised in advance and will generally be one week prior to an ordinary TPRC Council meeting.
- An agenda for the meeting will be provided at least 3 days before the meeting and the substantive part of the agenda will be the agenda for the next ordinary TPRC Council meeting.
- That a record of attendances at meetings be maintained.
- The normal Local Government Act provisions requiring declarations or conflicts of interests shall prevail.
- The meetings will be discussion forums and will not seek to make decisions on matters contained on the agenda for the following TPRC Council meeting.
- The meeting may receive presentations from consultants on matters that will also be presented to the TPRC Council.
- All participants at meetings will have equal opportunity to ask questions and be informed about matters contained on the agenda.
- Meetings to be chaired by the CEO of the TPRC.
- The time, date and venue for meetings to be agreed by CEO's within the confine that the meetings be held one week prior to the next ordinary TPRC Council meeting.
- Meeting agendas and any notes from meetings to be distributed electronically.

Standard Meeting Format

1. Opening of meeting (recorded)
2. Attendances and apologies (recorded)

Component A – Draft Agenda TPRC Council Meeting

3. Any discussion on prepared and distributed agenda for the next TPRC Council meeting (no minutes)

Component B - Issues, Requests Future Council Agenda Items

4. Agenda items requested by CEO's
5. Other requests and resource sharing items
NB: An action item list only to be prepared in respect of items 4 & 5
6. Closure of meeting (recorded)

Availability of Meeting Notes

Distribution – participating Council CEO's and TPRC Chairman. Council CEO's to decide and arrange wider distribution of meeting notes within their local authority, as required. Meeting notes to be distributed within 3 working days.

Based upon meetings being held generally one week prior to ordinary Council meetings, the schedule of future dates will (subject to confirmation by CEO's) be:

- 17 April 2008
- 12 June 2008
- 7 August 2008
- 9 October 2008
- 27 November 2008

In addition, meetings will be scheduled prior to any special meetings of the Council.

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN
11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
12. URGENT BUSINESS APPROVED BY THE CHAIRMAN
13. MATTERS BEHIND CLOSED DOORS
14. FORMAL CLOSURE OF MEETING