

TAMALA PARK
Regional Council

Meeting of Council

AGENDA

Thursday 23 February 2017, 6:00pm
City of Stirling
25 Cedric Street, Stirling

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
City of Vincent
City of Wanneroo

TABLE OF CONTENTS

MEMBERSHIP	3
1. OFFICIAL OPENING.....	4
DISCLOSURE OF INTERESTS	4
2. PUBLIC STATEMENT/QUESTION TIME	4
3. APOLOGIES AND LEAVE OF ABSENCE	4
4. PETITIONS	4
5. CONFIRMATION OF MINUTES.....	4
5A. BUSINESS ARISING FROM THE MINUTES	4
6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)	4
7. MATTERS FOR WHICH MEETING MAY BE CLOSED	4
8. REPORTS OF COMMITTEES.....	4
9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.12).....	4
9.1 BUSINESS REPORT – PERIOD ENDING 16 FEBRUARY 2017	5
9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF NOVEMBER & DECEMBER 2016	8
9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF NOVEMBER & DECEMBER 2016	11
9.4 PROJECT FINANCIAL REPORT – DECEMBER 2016.....	12
9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 16 FEBRUARY 2017	14
9.6 TPRC 2016/2017 BUDGET REVIEW	17
9.7 LOCAL GOVERNMENT COMPLIANCE AUDIT FOR YEAR ENDED 31 DECEMBER 2016	21
9.8 CODE OF CONDUCT FOR COUNCIL MEMBERS AND STAFF.....	23
9.9 CATALINA BEACH BUILDERS DISPLAY VILLAGE TENDER AND ALLOCATION ...	25
9.10 CATALINA GROVE PRECINCT PLAN – FEASIBILITY ANALYSIS	27
9.11 UDIA 2017 NATIONAL CONGRESS.....	34
9.12 CATALINA HOUSING AND BUILT FORM STRATEGY FYE 2017 - CONFIDENTIAL	36
10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN.....	42
11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN	42
12. URGENT BUSINESS APPROVED BY THE CHAIRMAN	42
13. MATTERS BEHIND CLOSED DOORS	42
14. GENERAL BUSINESS	42
15. FORMAL CLOSURE OF MEETING	42

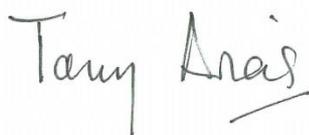
TAMALA PARK REGIONAL COUNCIL

Councillors of the Tamala Park Regional Council are advised that the ordinary meeting of Council will be held in the Council Chambers at the City of Stirling, 25 Cedric Street, Stirling on Thursday 23 February 2017 at 6:00pm.

The business papers pertaining to the meeting follow.

Your attendance is requested.

Yours faithfully



TONY ARIAS
Chief Executive Officer

MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Louis Carr	
City of Joondalup	Cr John Chester Cr Kerry Hollywood	
City of Perth	Cr Janet Davidson OAM JP	Cr Jim Adamos
City of Stirling	Cr Karen Caddy Mayor Giovanni Italiano JP (Chairman) Cr David Michael Cr Rod Willox AM JP	Cr Terry Tyzack
Town of Victoria Park	Cr Keith Hayes	
City of Vincent	Mayor John Carey	Cr Jimmy Murphy
City of Wanneroo	Cr Dianne Guise (Deputy Chair) Cr Brett Treby	Cr Domenic Zappa Cr Hugh Nguyen

PRELIMINARIES

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 – 8 December 2016

* To include correction to Item 9.19 (CEO Performance Review 2015/16)

For: Cr Caddy, Cr Carr, Cr Davidson, Cr Guise, Cr Hollywood, Cr Italiano, Cr Murphy and Cr Treby.

Against: Cr Hayes.

5A. BUSINESS ARISING FROM THE MINUTES

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

8. REPORTS OF COMMITTEES

Audit Committee Meeting – 15 February 2017

9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.12)

9.1 BUSINESS REPORT – PERIOD ENDING 16 FEBRUARY 2017

Report Information

Reporting Officer: Project Coordinator

File Reference: N/A

Recommendation

That the Council RECEIVES the Business Report to 16 February 2017.

Voting Requirements

Simple Majority

Report Purpose

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

Relevant Documents

Appendix:

- Staging Plan
- Landscape Schedule and Program FYE 2017

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 the 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. Civil Construction - Status

The following table provides the status of current civil works:

Stage	Lots	Commenced Construction	Practical Completion Date	Works Status	Titles
Stage 17A Civil Construction	25	24 October 2016	8 February 2017	100% complete	February 2017
Stage 25 Civil Construction	59	24 October 2016	5 May 2017	55% complete	May 2017
Stage 18B Civil Construction	33	13 February 2017	29 May 2017	0% complete	June 2017

2. Landscape works – Status

A status report on Landscape Works proposed for FYE 2017 is attached at Appendix 9.1. The report details budget, detailed design and approval status and commencement and completion timeframes.

3. Housing Construction

The following table provides an overview of the current progress of housing construction to date. A significant number of homes are under construction in Stages 13-15 and 18A.

Stage	Under Construction	Completed	Total
Stage 1	1	34	35
Stage 2	0	31	31
Stage 3	1	42	43
Stage 4	2	45	47
Stage 5	0	63	63
Stage 6	7	35	42
Stage 7	0	63	63
Stage 8	1	52	53
Stage 9	5	46	51
Stage 10	2	28	30
Stage 11	2	62	64
Stage 12	4	45	49
Stage 13	13	69	82
Stage 14A	12	51	63
Stage 15	26	27	53
Stage 18A	29	0	29
Total	105	693	798

4. Waste Management Program

Instant Waste Management is providing end-of-month reports identifying recycling achieved from waste collected from the Catalina Estate. The January 2017 report identified 165 participating building sites to date, with a waste recovery rate of 96% (by weight) being achieved. A total of 3,658 tonnes of waste has been recycled through the Waste Management Program.

The SPG has forwarded correspondence to all builders participating in Catalina detailing the benefits of participation in the Waste Management Program. The SPG is liaising with builders to achieve greater participation in the Waste Management Program.

5. Builders Display Village 2

All 22 builders' display homes in Display Village 2 have now been completed and opened to the public.

6. Builders Display Village 3 (Catalina Beach)

The tender for the allocation of 15 display home lots in the Catalina Beach Display Village was released on 1 February 2017 with the tender closing on 22 February 2017. The Catalina Beach Builders Display Village is due to open in September 2018 at the conclusion of the operation of the Builders Display Village 2 (Central Precinct).

7. Tender – Supply of Photo Voltaic Systems

The TPRC has sought tenders for the supply of Photo Voltaic Systems within the Catalina Project. The tender closed on 8 February 2017 with seven tenders received. A tender evaluation report is proposed to be provided to the Management Committee for its March 2017 meeting.

8. Local Centre Site - Update

At its meeting of 20 October 2016 the Council approved a tender submission for the sale of the Local Centre site, within the Central Precinct. The site was to be used for residential, commercial mixed-use and child care purposes. The tender was approved subject to a number of requirements including the progression of a Legal Agreement.

The Local Centre Heads of Agreement is in the process of being finalised and is anticipated to be signed by the end of February 2017. Once signed the Heads of Agreement will form the basis of a formal legal agreement for the sale and development of the Local Centre site.

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF NOVEMBER & DECEMBER 2016

Report Information

Recommendation

That the Council **RECEIVES** and **NOTES** the **Statements of Financial Activity** for the months ending:

- **30 November 2016; and**
- **31 December 2016.**

Voting Requirements

Simple Majority

Report Purpose

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

Relevant Documents

Appendix:

- Statement of Financial Activity for 30 November 2016
- Statement of Financial Activity for 31 December 2016

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 detailed Statements contained in the Appendices reflect the budget proposals and direction adopted by the Council.

Variances at 31 December 2016 exceeding 10% were experienced in relation to the following:

Interest Earnings	Interest earnings exceed budget predictions as a result of higher principal.
Depreciation	The positive variation is a result of timing and will adjust during the year.
Employee Costs	The positive variation is a result of timing and will adjust during the year.
Insurance	The positive variation is a result of timing and will adjust during the year.
Materials and Contracts	The positive variance is a result of timing and will adjust during the year.
Other	The negative variance relates to timing and will adjust during the year.
Utilities	The positive variance is a result of timing and will adjust during the year.
Income Sale of Lots – Subdivisions	The negative variance is a result of fewer lot settlements.
Income Other - Subdivisions	The negative variance relates to the deferred settlement of the Stage 18 Group Housing sites.
Land Production Costs	The positive variance relates to timing and will adjust during the year.

The information in the appendices is summarised in the tables following.

Financial Snapshot as at 31 December 2016

**TAMALA PARK REGIONAL COUNCIL
FINANCIAL SNAPSHOT
FOR THE PERIOD ENDING 31 DECEMBER 2016**

	2016-17 Adopted Budget	2016-17 Budget YTD	2016-17 Actual YTD	Variance		Variance
				Favourable	Unfavourable	
	\$	\$	\$	\$	\$	%
REVENUE						
Interest Earnings	959,170	575,502	675,180	99,678		17.32%
Other Revenue	1,985	0	3,621	3,621		100.00%
	\$961,155	\$575,502	\$678,801	\$103,299	\$0	
LESS EXPENDITURE						
Depreciation	(21,024)	(10,302)	0	10,302		100.00%
Employee Costs	(752,311)	(368,632)	(263,321)	105,311		28.57%
Insurance	(17,756)	(17,756)	(10,227)	7,529		42.40%
Materials and Contracts	(492,112)	(236,235)	(112,554)	123,681		52.36%
Other	(177,517)	(88,459)	(77,388)	11,071		12.52%
Utilities	(18,000)	(8,820)	0	8,820		100.00%
Members Equity						
-Income Sale of Lots - Subdivisions	26,283,529	13,534,436	12,035,079		(1,499,357)	-11.08%
-Income Other - Subdivisions	4,794,250	3,617,000	0		(3,617,000)	-100.00%
-Land Production Costs	(32,546,354)	(14,785,277)	(6,895,643)	7,889,634		53.36%
-Profit distribution/Contributions Returned	(11,327,714)	(5,000,000)	(5,047,428)		(47,428)	-0.95%
	(\$14,275,009)	(\$3,364,045)	(\$371,482)	\$8,156,348	(\$5,163,785)	
Total Change in Equity	(\$13,313,854)	(\$2,788,543)	\$307,319	\$8,259,647	(\$5,163,785)	

Balance Sheet Summary as at 31 December 2016

**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2016**

	Actual 2015-16 \$	Actual 2016-17 \$	Variance \$	Variance %
Current assets				
Cash and cash equivalents	47,138,174	47,494,046	355,872	0.75%
Trade and other receivables	404,507	337,370	(67,137)	-16.60%
Total current assets	47,542,681	47,831,416	288,735	0.6%
Non-current assets				
Inventories	1,800,000	1,800,000	0	0.00%
Property, plant and equipment	131,368	165,596	34,228	26.06%
Total non-current assets	1,931,368	1,965,596	34,228	1.77%
Total assets	49,474,049	49,797,012	322,963	0.65%
Current liabilities				
Trade and other payables	73,175	88,819	-15,644	-21.38%
Provisions	121,431	121,431	0	0.00%
Total current liabilities	194,606	210,250	-15,644	-8.0%
Non-current liabilities				
Provisions	56,652	56,652	0	0.00%
Total non-current liabilities	56,652	56,652	0	0.00%
Total liabilities	251,258	266,902	-15,644	-6.23%
Net assets	49,222,791	49,530,110	307,319	0.62%

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF NOVEMBER & DECEMBER 2016

Report Information

Reporting Officer: Chief Executive Officer

File Reference: 12.66.401.0

Recommendation

That the Council RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for the months of September and October 2016:

- **Month ending 30 November 2016 (Total \$1,379,739.73)**
- **Month ending 31 December 2016 (Total \$6,173,687.00)**
- **Total Paid - \$7,553,426.73**

Voting Requirements

Simple Majority

Report Purpose

Submission of payments made under the CEO's Delegated Authority for the months ending 30 November 2016 and 31 December 2016.

Relevant Documents

Appendix:

- Cheque Detail for November & December 2016
- Summary Payment List for November 2016
- Summary Payment List for December 2016

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 from Council, approved budget, TPRC procurement and other relevant policies.

Payments are reviewed by TPRC Accountants Moore Stephens following completion of each month's accounts.

The December 2016 payments included a \$5M distribution to member local governments, in accordance with the TPRC Budget 2016/2017.

9.4 PROJECT FINANCIAL REPORT – DECEMBER 2016

Report Information

Reporting Officer: Chief Executive Officer

File Reference: 12.66.401.0

Recommendation

That the Council RECEIVES the Project Financial Report (December 2016) submitted by the Satterley Property Group.

Voting Requirements

Simple Majority

Report Purpose

To consider the Project Financial Report for December 2016 submitted by the Satterley Property Group.

Policy Reference

N/A

Local Government Act/Regulation

N/A

Previous Minutes

N/A

Financial/Budget Implications

Review of Project Financial Report for December 2016.

Relevant Documents

Appendix: Letter from Satterley Property Group dated 20 January 2017 with Financial Report

Background

At its meeting of 16 June 2016 the Council approved the Project Budget FYE 2017 (May 2016), submitted by the Satterley Property Group, as the basis of financial planning for the 2016/2017 TPRC budget.

KPI 4.8 of the Development Managers Key Performance Indicators; Financial, requires the preparation of monthly financial reports.

Comment

The Satterley Property Group has prepared a Financial Report for December 2016 for the Project. The report has been prepared on a cash basis and compares actual expenditure to approved budget expenditure for the period up to 31 December 2016 and is attached at Appendix 9.4.

The Financial Report identifies the following main areas of variance:

1. Settlement revenue was \$11.7M which is \$1.9M under budget with 9 less residential settlements for the year less year to date.
2. Expenditure was \$7.6M under budget, in the following areas:
 - Lot Production \$4.2M;
 - Landscape \$2.3M;
 - Infrastructure \$1.5M;
 - P&L expenditure \$1.5M.

The Satterley Property Group Financial Report provides greater details on the variations.

3. Lot Sales Value was \$7.7M unfavourable to budget due to 26 less lot sales year to date. This includes Special Sites income which is \$3.6M below budget due to timing of the Local Centre site and the Stage 18 Group Housing sites (now expected to settle in FYE 2018).

Satterley Property Group representatives will be in attendance to present the report.

9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 16 FEBRUARY 2017

Report Information

Reporting Officer: Project Coordinator

File Reference: N/A

Recommendation

That the Council RECEIVES the Sales and Settlement Report to 16 February 2017.

Voting Requirements

Simple Majority

Report Purpose

To advise the Council of the status of sales, settlements and sales releases.

Policy Reference

N/A

Local Government Act/Regulation

Local Government Act 1995: Sect 3.58 – Disposal of Property.

Previous Minutes

N/A

Financial/Budget Implications

Income under this matter will be posted under item I145011 (Income on Lot Sales):

Budget Amount:	\$ 26,283,529
Received to Date:	\$ 13,360,573
Balance:	\$ 12,922,956

Background

The Sales and Settlement Report provides the Council with a status update of sales and settlements for the Project.

The Staging Plan provided under Appendix 9.1 identifies the extent of the stage boundaries referenced within the report.

Comment

The following table provides a summary of the Sales and Settlement position for lots released to date:

Stage	Release Date	Lots Released	Lot Sizes	Sold	Stock	Settled
Stages 1 – 11, 12B, 13A, 14A, 14B, 14 Builders, 14C, 14D and 15C	-	676	-	676	0	676
Stage 12A	May 2014	25	295-463	24	1	24
Stage 13B (Public)	Oct 2014	39	295-450	37	2	36
Stage 14B (Release 2)	July 2016	10	262-329	5	5	3
Stage 15A (Public)	July 2015	16	300–450	15	1	15
Stage 15B (Public)	Sep 2015	20	300–450	20	0	19
Stage 15D	Sep 2016	2	375-376	0	2	0
Stage 17A	Oct 2016	25	300-510	16	9	0
Stage 18A	March 2016	29	300-510	27	2	24
Total		842		820	22	797

The following table provides a summary of lot sizing and commentary of current “Aged Stock” not under contract. Aged Stock refers to lots that have been on the market for longer than 6 months.

Stage	Release Date	Lot Number	Price	M ²	Comment
12A	May 2014	305	\$304,000	447	Corner lot, side loaded, located on Aviator Boulevard, opposite future primary school site
13B	Oct 2014	726	\$210,000	225	9m frontage, mandatory 2 storey, opposite POS
13B	Oct 2014	727	\$210,000	225	9m frontage, mandatory 2 storey, opposite POS
15A	Feb 2015	822	\$330,000	450	Regular lot, 15m frontage, quiet house requirements
18A	Mar 2016	883	\$335,000	450	Regular lot, 15m frontage
18A	Mar 2016	913	\$298,000	375	Regular lot, 12.5m frontage
14B	July 2016	768	\$257,000	300	Cottage lot – rear loaded, 10m frontage, quiet house requirements
14B	July 2016	769	\$255,000	296	Cottage lot – rear loaded, 10.1m frontage
14B	July 2016	773	\$234,000	314	Corner Cottage lot – rear loaded 12.6m frontage, quiet house requirements
14B	July 2016	775	\$252,000	290	Cottage lot – rear loaded, 10.1m frontage, quiet house requirements
14B	July 2016	776	\$255,000	300	Cottage lot – rear loaded, 10m frontage, quiet house requirements
14B	July 2016	777	\$252,000	285	Cottage lot – rear loaded, 9.5m frontage

Competition Analysis

The following table provides a summary of gross sales at competing developments in the northern corridor for the FYE 2017.

The SPG has expressed caution that competitor's sales results are indicative only based on information that the SPG is able to obtain in the marketplace.

Estate	Sales												YTD total	Size Range (m ²)	Price Range
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun			
Allara	16	18	11	11	4	7	8						75	225-520	\$129,950-\$223,000
Eden Beach	9	11	7	17	9	4	6						63	225-625	\$200,000-\$430,000
Catalina	8	11	9	5	9	1	7						50	225-448	\$210,000-\$315,000
Alkimos Beach	9	9	9	5	6	5	7						50	150-535	\$128,000-\$335,000
Amberton	15	12	11	15	4	6	6						69	188-526	\$160,000-\$275,000
Shorehaven	4	4	8	0	1	1							18	217-385	\$179,000-\$315,000
Trinity	18	4	5	10	7	8	3						55	298-542	\$198,000-\$280,000
Total	79	69	60	63	40	32	37						380		
CATALINA MARKET SHARE (%)	10.1	15.9	15.0	7.9	22.5	3.1	19.4						13.4		

A summary of available stock in the corridor is provided in the table below. The table indicates that generally Burns Beach is the most expensive estate. Catalina has the most expensive 225m² lots and 450m² lots (along with Eden Beach).

Estate	225sqm Price (\$)	300sqm Price (\$)	375sqm Price (\$)	450sqm Price (\$)	Stock
Allara	149,950	169,000	193,000	223,000	35
Burns Beach	N/A	395,000	480,000	N/A	29
Eden Beach	200,000	245,000	289,000	339,000	59
Catalina	210,000	255,000	298,000	339,000	22
Alkimos Beach	186,000	230,000	265,000	300,000	55
Amberton	160,000	204,000	233,000	270,000	28
Shorehaven	199,000	265,000	287,000	N/A	48
Trinity	N/A	202,000	230,000	255,000	33
TOTAL					309

Stage 18B

The Stage 18B release is proposed for 6 March 2017 to coincide with the long weekend.

Stage 18B comprises 31 lots ranging in size from 200m² to 474m², including a number of 375m² lots, 450m² lots and squat lots (15m x 20m).

9.6 TPRC 2016/2017 BUDGET REVIEW

Report Information

Reporting Officer: Chief Executive Officer

File Reference: 13.127.229.0

Recommendation

That the Council ADOPT the Budget Review with the variations for the period 1 July 2016 to 30 June 2017 as detailed in the Budget Analysis Worksheet attached to Appendix 9.6.

Voting Requirements

Absolute Majority

Report Purpose

To consider the review of the TPRC Budget for the 2016/2017 financial year in accordance with the Local Government (Financial Management) Regulations 1996, Regulation 33A .

Policy Reference

N/A

Local Government Act/Regulation

- Local Government Act 1995
- Local Government (Financial Management) Regulations 1996: Reg 33A

Previous Minutes

Council Meeting – 18 February 2016 (Item 9.7 – TPRC Budget 2015/2016 Review)

Financial/Budget Implications

Review of variances of TPRC 2016/2017 budget.

Relevant Documents

Appendix:

- Statement of Financial Activity;
- Statement of Surplus/Deficit;
- Statement of Closing Funds; and
- Budget Analysis Worksheet.

Background

A budget review is conducted annually by comparing actual revenue and expenditure as at 31 December to budget estimates and forecasting predicted revenue and expenditure to 30 June.

The Local Government (Financial Management) Regulations 1996, Regulation 33A, requires that a Regional Local Government conduct a budget review between 1 January and 31 March in each financial year. A copy of the review and determination is to be provided to the Department of Local Government within 30 days of the adoption of the review.

At its meeting of 11 August 2016, the Council resolved to adopt the Budget for the Tamala Park Regional Council for the year ending 30 June 2017, and adopted a 10% or \$5,000 variance whichever is the greater for the reporting of material variances identified in the annual budget review.

Comment

A review of the approved TPRC Budget 2016/2017 has been undertaken in accordance with the Financial Management Regulations. The TPRC budget review has also taken account of the Mid-Year Review of the Catalina Project Budget FYE 2017 undertaken by the Satterley Property Group (SPG) in December 2016.

The review of the approved TPRC Budget 2016/2017 reflects a conservative position on lot sales given current property market conditions and continuing soft conditions. It also is based on the latest sales/settlement information, construction program, expenditure estimates and the major project risks.

The worksheets attached at Appendix 9.6 detail the actual expenditure, year to date, projected actual and expected variances. These are presented in a summary form below based on main groupings.

	Annual Budget 2016/17	Projected Estimates to 30/06/2017	Variance Projected Estimates to Budget \$	Variance Projected Estimates as % of Budget
Total Income - Operating	961,155.00	1,303,621.00	342,466.00	35.63%
Total Expenses - Operating	-1,478,720.00	-1,351,719.00	127,001.00	8.59%
Net operating Deficit	-517,565.00	-48,098.00	469,467.00	90.71%
Income - Members Equity				
Proceed Sale of Lots	26,283,529.00	26,604,016.00	320,487.00	1.22%
Other Income - Sale of Apartments	0.00	333,863.00	333,863.00	100.00%
Other Income - Sale of Lots	4,794,250.00	1,000,000.00	-3,794,250.00	-79.14%
Total Income - Members Equity	31,077,779.00	27,937,879.00	-3,139,900.00	-10.10%
Expense - Members Equity				
Property Admin & Approvals	-40,000.00	-40,000.00	0.00	0.00%
Mtce Services - Land (Incl. Selling and Marketing Expenses)	-4,494,421.00	-3,992,568.00	501,853.00	11.17%
Apartment Development Costs	0.00	-338,908.00	-338,908.00	-100.00%
Land Development Costs	-28,011,933.00	-28,387,563.00	-375,630.00	-1.34%
Total Expense - Members Equity	-32,546,354.00	-32,759,039.00	-212,685.00	-0.65%
Subtotal	-1,468,575.00	-4,821,160.00	-3,352,585.00	-228.29%
Other Items				
Contribution Refund	-327,714.00	-327,714.00	0.00	0.00%
Proceeds Sale of Assets	42,727.00	42,727.00	0.00	0.00%
Depreciation Written Back	21,024.00	21,024.00	0.00	0.00%
Capital Expenditure	-90,016.00	-90,016.00	0.00	0.00%
Profit Distributions	-11,000,000.00	-11,000,000.00	0.00	0.00%
Opening Surplus	47,345,854.00	47,348,075.00	2,221.00	0.0047%
Closing Net Surplus/ Deficit	34,005,735.00	31,124,838.00	2,880,897.00	-8.47%

The material variances to the TPRC Budget FYE 2017 are summarised as follows:

1. Income

Investment Income

Interest from investment was predicted to be \$0.96M for FYE 2017, however, interest earnings are now expected to be \$1.30M as a result of the investment principal being higher.

Sales Income

Sales Income was budgeted at \$31.08M, however, based on the SPG Mid-Year Review and in light of the latest sales/settlement information sales income is now forecast at \$27.94M. The variance is due to the deferral of the settlement of the Stage 18 Group Housing Sites as a result of a lack of builder interest during the recent Tender process.

2. Administration

There are a number of items with material variances of expenditure within Administration item (TPRC operating budget), which are identified in the Budget Analysis Worksheet. These are minor in nature and have no significant impact on the TPRC Budget or on the TPRC operation.

3. Consultant Expenses

There are no material variances of expenditure within Consultant expenses.

4. Property Development Services

Property Development Services expenses are to decrease by \$0.50M primarily as a result of lower Direct Selling expenses in line with forecast reduced lot income.

5. Land Development Costs

Land Development expenses are forecast to increase by \$0.38M or 1.34%. Key variations for Land Development Costs items are summarised below:

- Landscaping works - decreased by \$0.74M, due to some Catalina Beach landscaping costs being deferred to FYE 2018;
- Infrastructure costs - increased by \$2.37M due to primary school bulk earthworks reimbursement being deferred to FYE 2018;
- Lot production – increased by \$1.24M as a result of the following:
 - Stage 17A civil works (\$0.6M) increase with works brought forward to FYE 2017;
 - Stage 18B civil works (\$1.5M) increase with works brought forward to FYE 2017;
- Administration - decreased \$0.16M due to projected savings;
- Community Development - decreased \$0.09M due to actual savings;
- Bulk Earthworks - decreased \$2.51M as a result of the following:
 - Primary school bulk earthworks (\$1.5M) now deferred to FYE 2018;
 - Stage 25-28 bulk earthworks (\$0.7M) deferred to FYE 2019;

- Land Development Finance - decreased \$0.30M due to a reduced requirement for construction bonds;
- Debtors/Creditors Movement - increased \$0.63M due to a higher than anticipated creditors balance at 30 June 2016.

6. Surplus Brought Forward 2016

The 2015/2016 Annual Financial Statement reported a surplus amounting to \$47,345,854. The 2016/2017 adopted Annual Budget states a surplus of \$47,348,075 which represents a \$2,221 variance representing an increase in cash at bank from \$47,135,952 to \$47,138,173.

7. Distributions to Participant Local Governments

The TPRC Budget for FYE 2017 predicted Distributions to the participant members totalling \$11 million, to be made as follows:

- December 2016 - \$ 5M (*paid in December 2016*)
- June 2017 - \$ 6M

The SPG Mid-Year Review forecasted that the Distribution to member local governments remain unchanged at \$11M. The review of the TPRC Budget 2016/2017 forecasts the \$11m Distribution to member local governments. The June Distribution will be further reviewed in June 2017 having regard to market conditions and cashflow considerations.

Summary

The review of the 2016/2017 TPRC Budget reveals:

1. Interest on investments to increase by \$0.34M;
2. Income from sale of land and other related income will decrease by \$3.14M;
3. Land Development costs will increase by \$0.38M;
4. Net Surplus for FYE 2017 is expected to reduce by \$2.88M to \$31.12M.

The review of the TPRC 2016/2017 Budget shows the TPRC can meet all cashflow obligations for 2016/2017. To date there has been no call upon local authority funds to meet any operating or capital expenditure. This position is expected to continue in 2016/2017.

At its meeting of 15 February 2017 the Audit Committee considered the review of the TPRC Budget for the 2016/2017 financial year and resolved to recommend that Council adopt the Budget Review with the variations for the period 1 July 2016 to 30 June 2017 as detailed in the Budget Analysis Worksheet attached to Appendix 9.6.

9.7 LOCAL GOVERNMENT COMPLIANCE AUDIT FOR YEAR ENDED 31 DECEMBER 2016

Report Information

Reporting Officer: Chief Executive Officer

File Reference: 13.127.229.0

Recommendation

That the Council resolve that the Compliance Audit Return for the TPRC for the year ended 31 December 2016 be ADOPTED, RECORDED in the minutes, CERTIFIED and SENT to the Director General of the Department of Local Government and Communities, in accordance with the Local Government Act and Regulations.

Voting Requirements

Simple Majority

Report Purpose

To submit for adoption the TPRC Local Government Compliance report for the year ended 31 December 2016.

Relevant Documents

Appendix: Compliance Audit Return for Tamala Park Regional Council 2016.

Policy Reference

TPRC Audit Charter: Duties and Responsibilities of Audit Committee Clause 6 - To review the statutory compliance return and make a recommendation on its adoption to the Council.

Local Government Act/Regulation

- Local Government Act 1995: Section 7.13 Minister may require Compliance Audit
- Local Government (Audit) Regulations 1996: Regulation 13-15 Audit items and Procedure

Previous Minutes

- Council Meeting – 18 February 2016 (Item 9.10 - Local Government Compliance Audit for Year Ended 31 December 2015)
- Council Meeting – 12 February 2015 (Item 9.6 - Local Government Compliance Audit for Year Ended 31 December 2014)

Financial/Budget Implications

Nil

Background

The Minister for Local Government has required that all Local Governments complete a Compliance Return in reference to the statutory obligations of Councils, Council Members, and

the Local Government. The Compliance Return requires answers to specific questions which seek performance answers and comments relative to specific provisions of the Local Government Act and Regulations.

The Compliance Return is one of the tools to assist Local Governments and the Minister to understand how the local government is functioning and to promote a minimum standard of response to the statutory obligations set down in legislation.

The Compliance Audit is to be:

- Conducted for the period 1 January to 31 December each year;
- Presented to the Council at a meeting of the Council;
- Adopted by the Council;
- Recorded in the minutes of the meeting at which it is adopted; and
- A certified copy with the relevant section of the Council minutes and any additional information explaining or qualifying the Compliance Audit is to be submitted to the Director General (DLGC) by 31 March.

Comment

The Compliance Return (Appendix 9.7) is broken down into the following parts:

- Commercial Enterprises by Local Governments;
- Delegation of Power/Duty;
- Disclosure of Interest;
- Disposal of Property;
- Finance;
- Local Government Employees;
- Official Conduct;
- Tenders for Providing Goods and Services.

Some items mentioned in the Compliance Return are not relevant to operations of the TPRC for the review period. These have been noted 'N/A'. There was no adverse finding in reference to the Compliance Audit for the year ended 31 December 2016.

The TPRC Compliance Audit Return for the year ended 31 December 2016 is recommended for Council adoption and referral to the Director General of the Department of Local Government and Communities, in accordance with the Local Government Act and Regulations.

At its meeting of 15 February 2017 the Audit Committee considered the Compliance Audit Return for the year ended 31 December 2016 and resolved to recommend to Council that the Compliance Audit Return for the TPRC for the year ended 31 December 2016 be ADOPTED, RECORDED in the minutes, CERTIFIED and SENT to the Director General of the Department of Local Government and Communities, in accordance with the Local Government Act and Regulations.

9.8 CODE OF CONDUCT FOR COUNCIL MEMBERS AND STAFF

Report Information

Reporting Officer: Chief Executive Officer File Reference: 13.45.188.0

Recommendation

That the Tamala Park Regional Council Code of Conduct for Council Members and Staff (dated February 2017) be ADOPTED.

Voting Requirements

Simple Majority

Report Purpose

To review the TPRC Code of Conduct applicable for Council Members and Staff.

Relevant Documents

Appendix: TPRC Code of Conduct

Policy Reference

WALGA Model Code of Conduct (February 2008)

Local Government Act/Regulation

Local Government Act Section 5.103

Previous Minutes

- Council Meeting – 18 February 2016 (Item 9.11 – Code of Conduct for Elected Members & Staff)
- Council Meeting – 13 December 2012 (Item 9.9 – Code of Conduct for Elected Members & Staff)

Financial/Budget Implications

N/A

Background

Local governments are required to have a Code of Conduct for guidance of Council Members and Staff.

The Tamala Park Regional Council Code of Conduct for Council Members and Staff (February 2016) was approved by Council in February 2016.

Comment

The approved Council Code of Conduct for Council Members and Staff (February 2016) is in line with the WALGA Code of Conduct Model and no changes are proposed.

It is recommended that the Tamala Park Regional Council Code of Conduct for Council Members and Staff (dated February 2017) be adopted by Council.

At its meeting of 15 February 2017 the Audit Committee considered the Tamala Park Regional Council Code of Conduct for Council Members and Staff (February 2017) and resolved to recommend to Council that the Tamala Park Regional Council Code of Conduct for Council Members and Staff (dated February 2017) be ADOPTED.

9.9 CATALINA BEACH BUILDERS DISPLAY VILLAGE TENDER AND ALLOCATION

Report Information

Reporting Officer: Project Coordinator

File Reference: 1.88.246

Recommendation

That the Council:

- 1. RECEIVES the Satterley Property Group correspondence, dated 8 February 2017, relating to the Catalina Beach Builders Display Village Lots Tender.**
- 2. DELEGATES to the Chief Executive Officer the following:**
 - 2.1. Approval to allocate lots to the display home builders in accordance with the procedure outlined in the approved Catalina Beach Builders Display Village Strategy (March 2016).**
 - 2.2. Approval to administer the provisions of the sales contract and proceed to dispose of the Catalina Beach Builders Display Village lots by private treaty subject to the requirements of the Local Government Act 1995.**
- 3. APPROVES to amend the Delegation Register 2016/17 in accordance with (2) above.**

Voting Requirements

Absolute Majority

Report Purpose

To consider a request from the SPG to delegate to the Chief Executive Officer approval for the allocation of lots to the display home builders for the Catalina Beach Builders Display Village.

Policy Reference

N/A

Local Government Act/Regulation

Local Government Act 1995: Sect 3.58 – Disposal of Property.

Previous Minutes

N/A

Financial/Budget Implications

Expenditure under this matter will be incurred under Item E145211 (Land Develop – Lot Production):

Budget Amount:	\$10,717,375
Spent to Date:	\$ 3,274,717
Balance:	\$ 7,442,658

Relevant Documents

Appendix: SPG correspondence dated 8 February 2017

Background

At its meeting of 21 April 2016 the Council considered the Catalina Display Villages Strategy (March 2016), prepared by the Satterley Property Group, and resolved to approve the location of Catalina Beach Display Village, the commercial terms and conditions and the release of lots 2122 to 2136 as builders display lots in accordance with the Selection and Allocation Process, as detailed in the Catalina Display Villages Strategy (March 2016).

The Catalina Display Villages Strategy (March 2016) outlined the following:

- Selection Criteria for Builders;
- Allocation of Display Lots;
- Display Builder Incentives and Commercial Terms;
- Location of Display Village.

Comment

On 1 February 2017 the Catalina Beach Builders Display Village Lots Tender was advertised, with Tenders closing on 15 February 2017. The selection criteria and allocation of lots procedure in the Tender is consistent with the Catalina Display Villages Strategy (March 2016), approved by Council in April 2016.

The Catalina Beach Display Village comprises 15 lots which are being constructed as part of Stage 25 and are programed for completion in May 2017 and titles in May 2017.

The SPG has requested that the Council delegate to the Chief Executive Officer the approval to determine the allocation of lots to the display home builders (SPG correspondence dated 8 February 2017 attached at Appendix 9.9). The SPG considers this is desirable in order to avoid delays to the allocation process which could impact of the settlement of the 15 lots, estimated at \$5.83M for the 2016/2017 financial year.

It is noted that a similar delegation was provided to the Chief Executive Officer for Display Villages 1 and 2.

The Tenders received will be evaluated against the selection criteria set out in the Tender request. The Tender evaluation and allocation process will be reviewed and approved by the Probity Advisor (Stantons) to ensure the process is undertaken according to the agreed criteria and Council's probity requirements. A probity report confirming compliance with probity and governance matters will be provided at the completion of the process.

In order to enable the allocation process without delay and potentially affect the settlement of the 15 display builders lots it is recommended that the allocation process be delegated to the Chief Executive Officer in accordance with the procedure outlined in the approved Catalina Display Villages Strategy (March 2016).

9.10 CATALINA GROVE PRECINCT PLAN – FEASIBILITY ANALYSIS

Report Information

Reporting Officer: Project Coordinator

File Reference: 1.88.246

Recommendation

That the Council:

- 1. RECEIVES the correspondence dated 2 February 2017, submitted by the Satterley Property Group, relating to the Catalina Grove Precinct Concept Plan.**
- 2. APPROVES the progression of the Amendment to the Tamala Park Local Structure Plan consistent with Catalina Grove Concept Plan (Option 3) and in accordance with the Catalina Grove Program (8 February 2017), noting that the Amendment to the Tamala Park Local Structure Plan will be presented to Council prior to the formal submission to the City of Wanneroo and Western Australian Planning Commission.**
- 3. REQUESTS the Satterley Property Group as follows:**
 - 3.1. That following the completion of the tree canopy analysis for the Grove Precinct it provides recommendations on tree canopy retention targets for the Catalina Grove Precinct for Council’s consideration.**
 - 3.2. To provide a report to Council on the number of significant trees to be retained under Concept Plan (Option 3) prior to the finalisation of the Amendment to the Tamala Park Local Structure Plan**

Voting Requirements

Simple Majority

Report Purpose

To consider a report prepared by the Satterley Property Group on the Catalina Grove Precinct Concept Plan.

Policy Reference

N/A

Local Government Act/Regulation

N/A

Previous Minutes

- Council Meeting – 11 August 2016 (Item 9.14: Catalina Housing and Built Form Strategy FYE2017)
- Council Meeting – 13 August 2015 (Item 9.9: Catalina Housing and Built Form Strategy).
- Council Meeting – 19 June 2014 (Item 9.12: Development Managers – Key Performance Indicators - 2014).

Financial/Budget Implications

N/A

Relevant Documents

Appendix: SPG Letter: Catalina Grove Precinct Plan – Update

Background

The Council considered the Catalina Precinct Plan, prepared by Urbis, at its October 2015 meeting which included the following key principles to guide the final design of the Precinct Plan:

- Mixed Use Zone – To rationalise the extent of mixed-used zoned land in line with economic and market research and to locate mixed use zoned land in optimal locations.
- Green Link and Public Open Space – To retain mature trees which create a sense of place and provide strong connections to surrounding green areas and POS.
- Retail Land Use – Relocate the commercial zoned land on Aviator Boulevard to Neerabup Road to frame the western entry to Catalina Grove and provide exposure to the commercial site.
- Road Network/Connections – To maximise and enhance the connection to Clarkson Train Station to drive the success of density in the north-eastern corner of the site. Promote the use of the underpass to achieve high levels of surveillance.
- Residential Density and Yield – Provide density in high amenity areas to underpin a vibrant community in Catalina Grove.

At its meeting of 8 December 2016 the Council considered an update provided by the Satterley Property Group (SPG) on the progress of the Catalina Grove Precinct Plan and concept plans for the development of the Catalina Grove Precinct and resolved as follows:

1. *RECEIVE the Catalina Grove Update (November 2016) prepared by Satterley Property Group.*
2. *SUPPORT Option 3 as the preferred Concept Plan for the Catalina Grove Precinct for the purpose of further consultation with the City of Wanneroo and State Authorities.*
3. *REQUEST the Satterley Property Group to:*
 - a) *Undertake a cash flow feasibility analysis on Catalina Grove Concept Plan (Option 3) with a report to be presented for Council's consideration at its February 2017 meeting.*
 - b) *Finalise a program for progressing the resolution of issues, detailed consultation with key stakeholders, finalisation of specialist consultant's inputs and preparation and approval of an Amendment to the Tamala Park Local Structure Plan for Council's consideration at its February 2017 meeting.*
 - c) *Provide a map showing the location of all significant trees in the Precinct, and how many of those significant trees are retained under the recommended Concept Plan.*
 - d) *Undertake a tree canopy cover survey of the Catalina Grove Precinct to allow Council to set a realistic target for future tree canopy cover for the Precinct.*

Option 3 was determined the preferred Concept Plan, (Concept Plan Attached at Appendix 9.10) based on the following:

- Provides a greater range of housing options and densities;
- Recognises the importance of the Station and Local Centre as contexts for density and diversity around amenity;
- Larger focus on locating density in concentrated areas with amenity, allowing for pockets of higher density housing/apartments;
- Enhanced pedestrian, vehicle and public transport movement and connection options to Station;
- Greenlink and road connection strongly aligned to more directly feed into the Station;
- Options for mixed use residential within the high density precinct and adjacent Local centre;
- Local Centre shifted to Connolly Drive corner for exposure and also providing a density opportunity;
- A main street proposed off the Local Centre to provide a focal point for residents of Catalina Grove;
- Opportunity for traditional product (R30/40) located away from the station and centre precincts to achieve diversity of product; and
- Potential to retain vegetation in pocket parks (more pocket parks).

Consultation has been undertaken with key authorities (City of Wanneroo, Perth Transit Authority, Department of Planning and Main Roads of Western Australia) to clarify issues and receive support for the direction of the Catalina Grove Concept planning. Whilst no formal endorsement was received, generally there was a preference and a higher level of support for Option 3.

Comment

The SPG has addressed the requirements of Council's resolution of 8 December 2016 by providing a cashflow feasibility and recommendations for progressing planning for Catalina Grove. A copy of the correspondence is attached at Appendix 9.10.

Cash Flow Feasibility Analysis Catalina Grove Precinct

The SPG has prepared a cashflow feasibility analysis of the Catalina Grove Concept Plan (Option 3) and compared it to the approved Budget Forecast based on the current Local Structure Plan for the Grove Precinct. It is noted that the SPG cashflow feasibility is high order based on broad assumptions.

The following table shows the key outcomes in terms of Income, Development Costs and Variances between the approved Budget Forecast and the Catalina Grove Concept Plan (Option 3).

	Budget Forecast Current LSP	Grove Concept Plan (Option 3)	Variance
Gross Income	\$188.13M	\$181.25M	-\$6.89M
Development Costs	\$93.58M	\$88.07M	+\$5.51M
Gross Profit	\$86.57M	\$85.20M	-\$1.37M

The SPG cashflow feasibility analysis indicates a small variance of \$1.37M (0.7%) between Concept Plan (Option 3) and the approved Budget Forecast (current Local Structure Plan). The SPG considers the variance to be acceptable, acknowledging that the analysis is over the life of Catalina Grove and will be subject to detailed design and further cost assessment.

The SPG has indicated an increased level of commercial risk for the Catalina Gove Precinct when compared to the Central and Beach Precincts as a result of larger areas allocated for commercial retail and medium to high density uses, which typically have higher market risks.

The SPG cashflow feasibility analysis indicates that there are no major commercial impediments to progressing the Catalina Grove Concept Plan (Option 3) and indicates a similar commercial outcome to the approved Budget Forecast based on the approved LSP.

Catalina Grove Program

The SPG has provided a program outlining the tasks necessary to prepare and lodge an Amendment to the Tamala Park Local Structure Plan to implement the Catalina Grove Concept Plan (Option 3) and timeframes to achieve program. The following is a summary of the key tasks and milestones:

- *Initiate Amendment to Local Structure Plan for Catalina Grove* 23 February 2017
- *Cashflow Feasibility Sensitivity Analysis* 24 February to 20 April 2017
- *Preparation of draft Amendment LSP* 9 June 2017
- *Lodge LSP Amendment with the City of Wanneroo* 19 July 2017

The SPG has indicated the requirement to progress the Amendment to the Tamala Park LSP in order to maintain program for the Catalina Grove Precinct.

It is proposed that the Amendment to the Tamala Park Local Structure Plan will be presented to Council prior to the formal submission to the City of Wanneroo and Western Australian Planning Commission.

Significant Trees Plan

The SPG has provided a plan (attached at Appendix 9.10) showing Significant Trees located within the Catalina Grove Precinct, prepared in 2009 as part of the LSP development.

At this stage the SPG has indicated 15% of the significant trees could be retained under Concept Plan (Option 3) located within POS and road reserves. It has also indicated that there are other trees on site providing landscape and amenity values which could be retained and would increase the percentage of significant trees retained. The objective is to retain significant trees, however further detailed planning is required relating to servicing requirements, earthworks levels and subdivision design. Further analysis of the designated significant trees is also required to determine the life span and health of the trees.

These matters are to progressed as part of the requirements for Amendment to the Tamala Park LSP.

Tree Canopy

The TPRC is shortly to appoint a consultant to undertake a tree canopy analysis for the Grove Precinct, with the analysis and reporting expected to be completed by mid-March.

At this stage the SPG has not provided recommendations to the Council on possible tree canopy retention targets for the Catalina Grove Precinct. There are no State or Local policies which provide guidance in relation to tree canopy retention targets. It is recommended that following the completion of a tree canopy analysis for the Grove Precinct the SPG be requested to provide recommendations on tree canopy retention targets for the Catalina Grove Precinct.

The Department of Planning, with the CSIRO, produced a report on the Urban Forest of Perth and Peel (2009). The purpose of the Study is to raise the profile of tree retention, protection and enhancement.

The Study details the major benefits of trees in urban areas, including reduction of air pollution, provision of habitat and support for biodiversity and improved mental wellbeing.

The Study identified general land use categories and risk profiles which impact on the capacity for tree canopy retention:

- Low Risk – Parklands
- Medium Risk – Road Reserves
- High Risk – Commercial, Residential and Industrial Street Blocks

In addition, the Study identified a number of elements which impact on the capacity for tree canopy retention including lot sizes, extent of parklands, road design, subdivision design matters and density.

These matters will be used in determining an appropriate tree canopy retention target in the Catalina Grove Precinct.

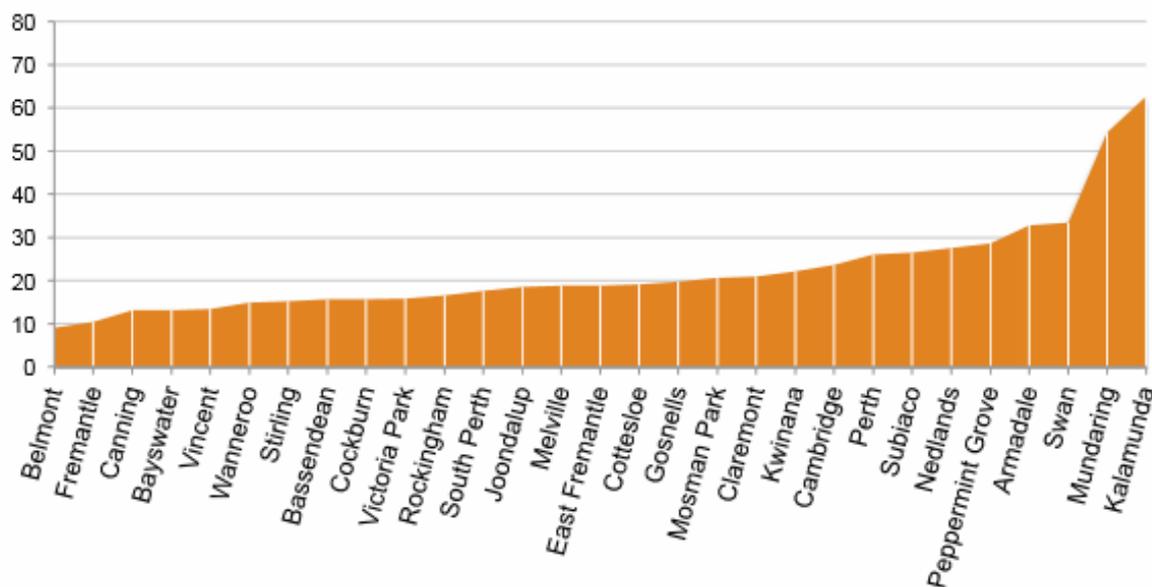
In 2014 the University of Technology, Sydney undertook a study of tree canopy throughout Australia “Benchmarking Australia’s Urban Tree Canopy”. The study was based on a 1000-point random sample method, which was used to classify landscape features in the LGAs. The Study was intended to provide is a starting point to better understand the existing tree canopy in Australia.

The Study concluded Tree Canopy cover for Australian capital cities as follow:

49% Brisbane	59% Hobart
28% Darwin	13% Melbourne
20% Adelaide	26% Perth
15% Sydney	

In Western Australia, the proportion of tree canopy ranged from 62% in Kalamunda to 9% in Belmont. The figure following indicates tree canopy percentage for selected local government areas.

Figure 10 Canopy cover (%) for selected West Australian Local Government Areas



Source: University of Technology Sydney – Benchmarking Australia’s Urban Tree Canopy: An i-Tree Assessment, Final Report, 2014

Catalina Grove Concept Plan (Option 3)

The SPG have previously indicated support for Option 3 as it provides a balanced concept that achieves appropriately located density sites, mixed use and commercial zoned land and meets the Council objectives on diversity, sustainability and density.

The TPRC management considers that Option 3 addresses the key principles set by Council and appropriately responds to the following areas:

Local Centre:

It identifies an optimal position for the Local centre on Connolly Drive and Aviator Boulevard, assisting in the creation of a Village ‘hub’ with a close relationship to the Green Link and nearby environmentally significant vegetation. It also provides the potential for main street opportunities in this area.

Mixed Use:

The mixed-use has been located off Neerabup Road providing the best opportunity for viable business uses and enhanced employment opportunities.

Connections:

It provides logical and direct connections to the Clarkson Train Station precinct which is required for the successful implementation of high density living. It provides for the Neerabup Road Underpass to cater for public transport, pedestrian, cycle and private vehicle movement as the most direct connection to the Clarkson Train Station.

Reconfiguration of Density:

It redistributes the high-density sites southwards to include high amenity areas, including the proposed Local Centre and opposite environmentally significant vegetation. This will maximise opportunities for viable and quality high density housing.

Vegetation Protection/POS:

It seeks to retain mature trees as far as practicable in a re-aligned Green Link, parkland and in road reserves. This will provide a unique and high amenity setting within Catalina Grove.

Conclusion

The SPG cashflow feasibility analysis indicates a small variance between Concept Plan (Option 3) and the approved Budget Forecast (current Local Structure Plan) and does not indicate any significant commercial risk associated with Concept Plan (Option 3).

The SPG considers Option 3 as the most optimum concept for the development of the Catalina Grove Precinct. The preliminary consultation undertaken to date with key authorities indicates support for Option 3.

The TPRC management considers that Option 3 addresses the key principles set by Council and provides the opportunity for Catalina Grove to provide appropriate density targets, high quality and diverse housing, high amenity areas, a strong connection to Clarkson Station, a vibrant local centre and main street and retention of vegetation. It is also based on more current economic and market analysis for apartment and mixed use development for the site.

The SPG has indicated the requirement for Council approval to progress the Amendment to the Tamala Park LSP in order to maintain program for the Catalina Grove Precinct which is supported. It is proposed that the Amendment to the Tamala Park Local Structure Plan will be presented to Council prior to the formal submission to the City of Wanneroo and Western Australian Planning Commission

It is also recommended that the SPG be requested as follows:

1. That following the completion of the tree canopy analysis for the Grove Precinct it provides recommendations on tree canopy retention targets for the Catalina Grove Precinct for Council's consideration.
2. To provide a report to Council on the number of significant trees to be retained under Concept Plan (Option 3) prior to the finalisation of the Amendment to the Tamala Park Local Structure Plan

9.11 UDIA 2017 NATIONAL CONGRESS

Report Information

Reporting Officer: Chief Executive Officer

File Reference: 22.54.266.0

Recommendation

That the Council AUTHORISES Cr _____ to attend the 2017 Urban Development Institute of Australia National Congress in Perth to be held on 4 - 6 April 2017.

Voting Requirements

Simple Majority

Report Purpose

To advise Councillors of forthcoming 2017 Urban Development Institute of Australia National Congress in Perth.

Relevant Documents

Appendix: UDIA National Congress 2017 Registration Brochure

Policy Reference

TPRC Delegation Register

Local Government Act/Regulation

N/A

Previous Minutes

N/A

Financial/Budget Implications

Expenditure under this matter will be incurred under Members of Council item E041020 (Conference Expenses):

Budget Amount:	\$10,250
Spent to Date:	\$ 0
Balance:	\$10,250

Background

The 2017 Urban Development Institute of Australia (UDIA) National Congress will be held in Perth on 4 - 6 April 2017. The Congress is the lead event of the UDIA and brings together leading industry professionals, developers, federal, state and local government personnel from around Australia.

The Congress theme is "*TODAY'S VISION, TOMORROW'S REALITY*". It will examine challenges and opportunities facing Australia's land development sector and the wider property development industry. It will address issues affecting the development industry such as

economic instability, international unrest, confidence in the market, commercially sustainable industry and changing nature of population.

The Congress program includes presentations from expert practitioners from the industry, profiles from cutting edge and best practice projects and research that is being undertaken.

Comment

The Congress focuses on the future, discussing and informing on issues of importance to the development industry.

There are Congress presentations from international and Australian experts on a broad range of development industry issues, including:

- Property and housing trends;
- Economic impacts;
- Liveable communities;
- Technology and Innovations in property;
- Future of master planned communities;
- Cities of the future; and
- International trends influencing building design and development.

The topics covered at the Congress are integral to the TPRC objectives and related to the areas currently being contemplated in the Catalina Project. It will also provide an opportunity to visit significant projects in Perth. A copy of the Congress registration brochure is attached at Appendix 9.11.

The CEO is to attend the Congress. Given the relevance of the Congress to the TPRC activities there would be benefits in Councillor representative(s) also attending the Congress.

In the past the Council has approved attendance by the Chairman and/or Councillors to the Urban Development Institute of Australia (UDIA) National Congress.

Funds are available for attending the conference from Members of Council Item E041020 (Conference Expenses). Attendance registration and incidental costs require a budget of approximately \$2,800 per attendee.

9.12 CATALINA HOUSING AND BUILT FORM STRATEGY FYE 2017 - **CONFIDENTIAL**

CONFIDENTIAL

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. GENERAL BUSINESS
15. FORMAL CLOSURE OF MEETING

APPENDICES