

**TAMALA PARK
REGIONAL COUNCIL**

Meeting of Council

AGENDA

**Thursday 14 August 2008
City of Perth, 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 City of Perth, Council House, 27 St George's Terrace, Perth at 5.30pm on Thursday 14 August 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

- Ordinary Meeting of Council Minutes – 19 June 2008
- Special Meeting of Council Minutes – 3 July 2008

5A. BUSINESS ARISING FROM THE MINUTES

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

8. REPORTS OF COMMITTEES

- CEO Performance Review Committee Meeting Minutes – 19 June 2008

9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.9)

9.1 BUSINESS REPORT – PERIOD ENDING 31 JULY 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 July 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. The Special Council meeting held 3 July 2008 resolved to appoint Town Planning Urban Design (TPG) for structure planning for Lot 9504 Mindarie. The formalities relative to advice from unsuccessful tenderers and to the successful tenderer have been completed.
2. Negotiations have been continuing with DPI, Main Roads WA and Western Power around land issues – reported elsewhere on this agenda.
3. Research and analysis was completed of the proposed Government developer contributions to infrastructure report – particularly in relation to timing of proposed contributor payments and taxation issues.

4. Interim audit of the TPRC affairs has been completed and financial statements for the year ended 30 June 2008 have been completed and referred for final audit review.
5. Liaison has continued with Government and other agencies with potential stakeholder interest in the TPRC urban development.
6. TPG has been requested to attend the 14 August 2008 Council meeting with the specific brief to inform Council of:
 - Milestones with prospective dates for the TPRC structure plan;
 - Decision points involving specific workshops or decisions involving the entire TPRC Council (all members); and
 - Project management arrangements:
 - The tender brief required a minimum of monthly coordination meetings; and
 - The proposal is for a project management group to comprise members of the TPG team, together with a representative of the TPRC administrative office. The project team may also include additional members of the TPRC and one or two representatives from participant Councils.

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS JUNE 2008 AND JULY 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 30 June 2008 and 31 July 2008.

Voting Requirements

Simple Majority

Report Purpose

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

Relevant Documents

Appendix: Monthly Statement of Financial Activity for the month ending 30 June 2008 and 31 July 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 detailed Statements contained in the Appendices reflect the budget proposals and direction adopted by the Council.

The significant features from the end of June 2008 report are that interest earnings have exceeded budget by approximately 16% and expenditure is some 41% less than budget mainly because expected expenditures for consultant work have not occurred.

Overall the budget for the year has demonstrated a surplus of \$880,236 which has been recorded as a retained surplus to offset expenditures in 2008/09 and future years.

The information in the appendices is summarised in the tables below:

Financial Snapshot as at 30 June 2008

	Jul '07 – Jun 08	YTD Budget	Annual Budget
Revenue			
Interest Earnings	1,221,534.00	1,055,090.00	1,055,090.00
Other Revenue	5,644.12		
Total Revenue	<u>1,227,178.12</u>	<u>1,055,090.00</u>	<u>1,055,090.00</u>
Expenses			
Depreciation	-3,221.00	-2,000.00	-2,000.00
Employee Costs	-234,631.77	-215,350.00	-215,350.00
Insurance	-2,660.55	-3,700.00	-3,700.00
Materials & Contracts MTC	-500.00	-5,800.00	-5,800.00
Materials & Contracts Other	-18,532.23	-101,750.00	-101,750.00
Other	-42,766.50	-111,500.00	-111,500.00
Professional/Consultant Fees	-44,630.00	-357,000.00	-357,000.00
Utilities	0.00	0.00	0.00
Total Expenses	<u>-346,942.05</u>	<u>-797,100.00</u>	<u>-797,100.00</u>
TOTAL	<u>880,236.07</u>	<u>257,990.00</u>	<u>257,990.00</u>

Balance Sheet Summary as at 30 June 2008

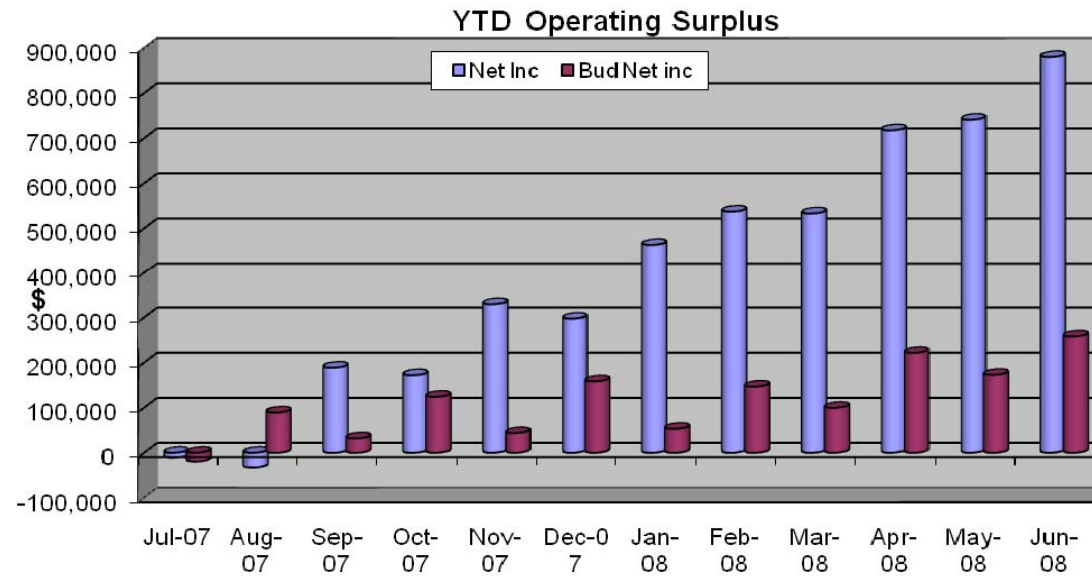
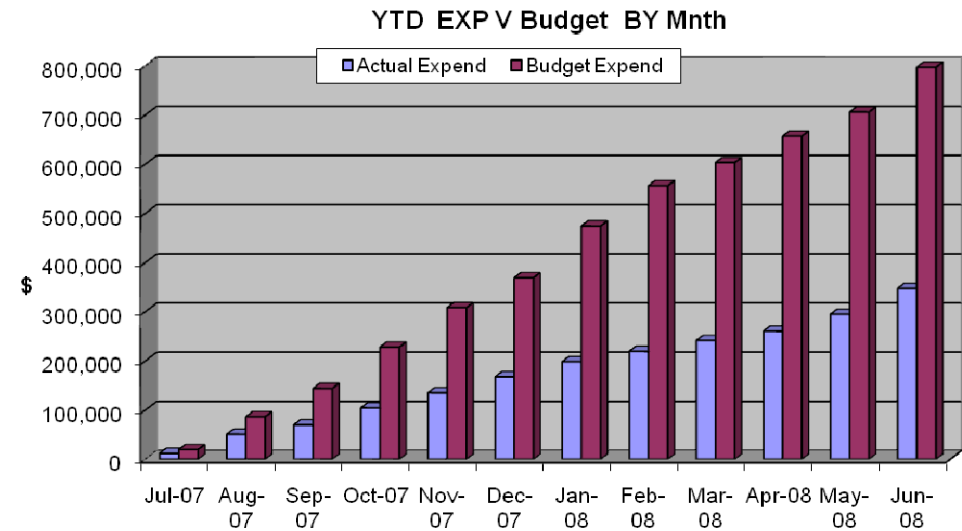
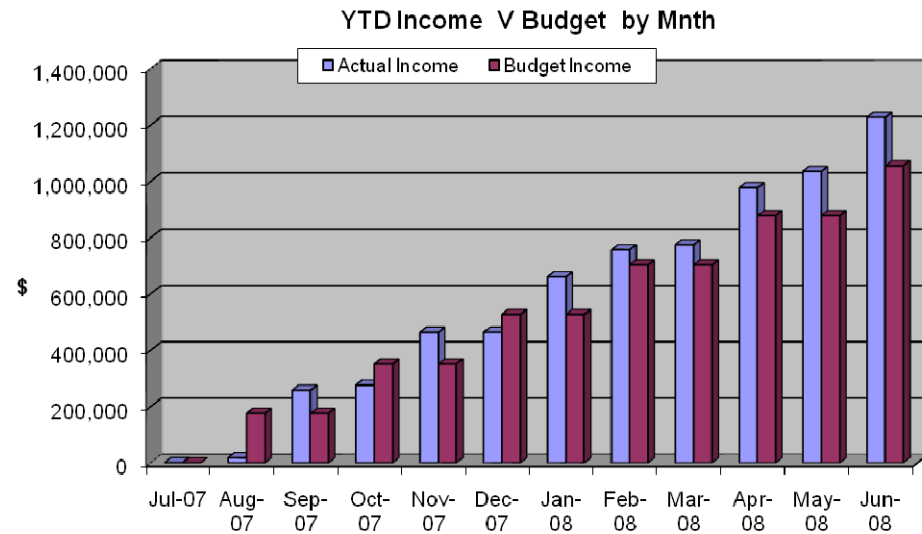
Balance Sheet Summary	Jun-07	Dec-07	May-08	Jun-08
Cash At bank	16,676,988	16,842,937.40	17,274,955	17,300,797.86
Accounts receivable	2,969	5,489.06	-	79,435.16
Other Current Assets	-		1,030	1,030
Total Current assets	16,679,957	16,848,426	17,275,985	17,381,263
Fixed Assets	3,107	6,215.32	20,973	17,414.23
Total Assets	16,683,064	16,854,642	17,296,957	17,398,677
Less Current Liabilities	129,492	3,805	79,451	42,012.06
Net Assets	16,553,572	16,850,837	17,217,506	17,356,665

Financial Snapshot as at 31 July 2008

	<u>Jul 08</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Revenue			
Interest Earnings	82,279.95	100,637.00	1,050,174.00
Total Revenue	<u>82,279.95</u>	<u>100,637.00</u>	<u>1,050,174.00</u>
Expenses			
Depreciation	0.00	-2.00	-4,502.00
Employee Costs	-18,094.47	-24,654.00	-328,414.00
Insurance	-2,170.00	0.00	-4,250.00
Materials & Contracts MTC	0.00	0.00	-2,700.00
Materials & Contracts Other	-954.03	-928.00	-93,348.00
Other	0.00	0.00	-114,000.00
Professional/Consultant Fees	-3,000.00	-58,883.00	-1,047,200.00
Total Expenses	<u>-24,218.50</u>	<u>-84,467.00</u>	<u>-1,594,414.00</u>
TOTAL	<u><u>58,061.45</u></u>	<u><u>16,170.00</u></u>	<u><u>-544,240.00</u></u>

Balance Sheet Summary as at 31 July 2008

Balance Sheet Summary	Jun-07	Dec-07	Jun-08	Jul-08
Cash At bank	16,676,988	16,842,937.40	17,300,797.86	17,438,900.52
Accounts receivable	2,969	5,489.06	79,435.16	500
Other Current Assets	-		1,030	1,030
Total Current assets	<u>16,679,957</u>	<u>16,848,426</u>	<u>17,381,263</u>	<u>17,440,431</u>
Fixed Assets	<u>3,107</u>	<u>6,215.32</u>	<u>17,414.23</u>	<u>17,414.23</u>
Total Assets	<u>16,683,064</u>	<u>16,854,642</u>	<u>17,398,677</u>	<u>17,457,845</u>
Less Current Liabilities	<u>129,492</u>	<u>3,805</u>	<u>420,120.06</u>	<u>431,118.11</u>
Net Assets	<u><u>16,553,572</u></u>	<u><u>16,850,837</u></u>	<u><u>17,356,665</u></u>	<u><u>17,414,727</u></u>



9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS JUNE 2008 AND JULY 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 June 2008 and July 2008:

- **Month ending 30 June 2008 (Total \$90,163.19); and**
- **Month ending 31 July 2008 (Total \$23,112.45)**
- **Total Paid \$113,275.64**

Voting Requirements

Simple Majority

Report Purpose

Submission of the list of payments made under the CEO's Delegated Authority for the months ending 30 June 2008 and 31 July 2008.

Relevant Documents

Relevant Documents: Cheque Detail for Months Ending 30 June 2008 and 31 July 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.

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.

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

Date	Name	Memo	Original Amount
03/06/2008	Westpac Bank	Bank Fees June 2008	-23.75
05/06/2008	Kylie Jeffs	Wages	-1,085.36
05/06/2008	Rod A Constantine	Wages	-3,967.44
05/06/2008	City of Stirling	Rental & Elect for Room 3 SCC period 26/05/08 -20/06/08	-377.60
05/06/2008	WALGSP	Superannuation	-652.39
16/06/2008	Telstra	Usage charges to 27/05/08 and services & equip rental to 27/06/08	-103.24
19/06/2008	Kylie Jeffs	Wages	-1,085.36
19/06/2008	Rod A Constantine	Wages	-3,967.44
19/06/2008	WALGSP	Superannuation	-652.39
25/06/2008	Town of Victoria Park - Supplier	Dist Rates Equiv0708	-6,428.58
25/06/2008	City of Joondalup - Supplier	Dist Rates Equiv0708	-12,857.16
25/06/2008	City of Perth - Supplier	Dist Rates Equiv0708	-6,428.58
25/06/2008	City of Stirling	Dist Rates Equiv0708	-25,714.32
25/06/2008	City of Wanneroo - Supplier	Dist Rates Equiv0708	-12,857.16
25/06/2008	Town of Cambridge - supplier	Dist Rates Equiv0708	-6,428.58
25/06/2008	Town of Vincent - supplier	Dist Rates Equiv0708	-6,428.58
28/06/2008	Amcom	Internet Provider Costs - for period 1 July to 1 August 2008	-79.00
28/06/2008	City of Stirling	Rental/elect for Room 3 Scc period 23/06/08-18/07/08 & Catering for Structure Plan Briefing Session	-487.60
28/06/2008	Kyocera Mita	E145033 · Photocopying - for period 28 April to 28 May 2008	-74.29
28/06/2008	WALGA	Advertising for special council meetings - 15 May & 24 July 2008	-373.39
28/06/2008	R A Constantine	Rental for Room 2 SCC for external auditor use 23 & 24 June 2008	-70.00
28/06/2008	Petty Cash	Petty Cash	-20.98
			-90,163.19

Tamala Park Regional Council Cheque Detail July 2008

Date	Name	Memo	Original Amount
02/07/2008	Westpac Bank	Westpac Bank Fees - Chq Acct _ July 2008	-23.00
03/07/2008	Rod A Constantine	Wages	-3,967.44
03/07/2008	Kylie Jeffs	Wages	-1,275.30
03/07/2008	WALGSP	Superannuation	-652.39
17/07/2008	Kylie Jeffs	Wages	-1,085.36
17/07/2008	Rod A Constantine	Wages	-3,967.44
17/07/2008	Macri Partners	Audit Fees - interim audit for TPRC for 30 June 2008	-1,650.00
17/07/2008	Telstra	Office Telephones & Faxes - usage charges to 27 June 2008	-119.44
26/07/2008	Amcom	Internet Provider Costs - For period 1/8/08 to 1/9/08	-79.00
26/07/2008	Haines Norton	Accounting Services - includes preparation of budget	-1,650.00
26/07/2008	Kyocera Mita	Photocopying - For period 28/5/08 to 28/6/08	-70.48
26/07/2008	LGIS Insurance Broking	Insurance - Personal Accident & Crs & Officers Liability 30/6/08 to 30/6/09	-2,200.00
26/07/2008	LGIS Property	Insurance - Property (ISR) - First instalment contribution for period 30/6/08 to 30/6/09	-187.00
26/07/2008	City of Stirling	Rental & Electricity for Room 3 Scarborough Civic Centre period 21/7/08 to 15/8/08	-377.60
26/07/2008	City of Stirling	Rental & Electricity for Room 3 Scarborough Civic Centre Period 18/8/08 to 12/9/08	-377.60
26/07/2008	City of Stirling	Rental & Electricity for Room 3 Scarborough Civic Centre Period 23/6/08 to 18/7/08	-377.60
31/07/2008	Kylie Jeffs	Wages	-1,085.36
31/07/2008	Rod A Constantine	Wages	-3,967.44
			<u><u>-23,112.45</u></u>

9.4 BUSINESS PLAN FOR A MAJOR LAND TRANSACTION

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 4.121.135.0

Recommendation

- 1. That Council AUTHORISE the advertising of the Business Plan submitted for acquisition of 1.8 hectares of land (approx) from Main Roads WA.**
- 2. That, subject to no public submissions being received at the expiry of the advertising period of 6 weeks, that AUTHORISATION be given to proceed to implement the Business Plan.**

Voting Requirements

Absolute Majority

Report Purpose

To seek endorsement of a Business Plan for formal advertising as required by the Local Government Act.

Relevant Documents

Appendix: Business Plan for a major land transaction
Available for viewing at the meeting: Nil

Policy Reference

N/A

Local Government Act/Regulation

- Local Government Act S3.59 requiring a Business Plan for a major land transaction
- Local Government Functions & General Regulations 7.10 specifies the value of the transaction that requires a Council to prepare a Business Plan

Previous Minutes

- Council meeting – 12 April 2007 (Item 9.5 NPS Potential Acquisition from State Government)
- Council meeting – 24 April 2008 (Item 9.7 Negotiations for Acquisition of Land)
- Council Meeting – 19 June 2008 (Item 9.7 Acquisition of Land – Clarkson)

Background

In a Negotiated Planning Solution (NPS) agreement made with the WAPC in 2006 the local authority owners of the Tamala Park land agreed to transfer part of their fee simple landholding to the Crown in exchange for the following:

- Monetary compensation for part of the land transferred;
- A concession for provision of public open space for the land development west of Marmion Avenue;
- No requirement for an environmental assessment for the proposed land development west of Marmion Avenue;
- Preparedness by the WAPC to consider amendments to the boundary of land reserved as public open space in the event that structure planning for the deferred urban land demonstrated a logic for inclusion of part of the area zoned for future public open space; and
- Agreement by the WAPC to facilitate transfer of 2 parcels of Government owned land comprising, in the aggregate, 10.74 hectares (approx) near the junction of Neerabup Road and Mitchell Freeway to the TPRC at market value.

With regard to the parcels of Government land it was found that Main Roads WA (MRWA) which was the fee simple owner of 1.8 hectares of the land had entered into negotiations with Western Power for sale of the land to provide for Western Power's future requirement for an electricity distribution substation.

A deputation led by the Chairman of the TPRC supported by Mayor Catania (Town of Vincent) was successful in obtaining intervention by the Director General DPI and the Minister's office (Planning & Infrastructure) so that the proposed sale transaction to Western Power was delayed to enable an alternative location to be sought for the future substation and for the MRWA land to be dedicated to a use in keeping with the transit oriented design development proposed by TPRC – which would require acquisition of the land by TPRC consistent with the 2006 NPS.

Comment

Preliminary negotiations by TPRC representatives with the DPI, Western Power and MRWA have led to a conditional agreement for the following concurrent events to occur:

- TPRC to acquire the MRWA land;
- TPRC to assist Western Power to acquire an alternative site for a possible future substation by allocation of part of the joint local authority landholding now comprising Lot 9504 Mindarie which includes the land proposed for urban development by TPRC and also the land leased to the MRC for waste management operations;
- The land allocated for the Western Power substation to be provided to Western Power free of cost subject to Western Power devoting the savings for land acquisition to undergrounding transmission lines in the vicinity of the local authority landholding.

In order for the TPRC to acquire the MRWA land it will be necessary to complete a Business Plan as required by section 3.59 of the Local Government Act.

The Business Plan will be for a *major land transaction as described in the Act i.e. one that is valued at more than \$1M or more than 10% of the local government's revenue for the preceding year.*

A Business Plan in the required form has been prepared and is attached (refer

Appendix 9.4).

The Business Plan must be advertised for a minimum period of 6 weeks and public submissions must be considered before the Council resolves to proceed to implement the Business Plan.

The action now required is to formalize the necessary advertising through local newspapers and on constituent Council noticeboards.

9.5 WESTERN POWER SUBSTATION REQUIREMENT – TAMALA PARK

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 28.51.907.12

Recommendation

- 1. That the Local Authority joint landowners of lot 9504 Mindarie be requested to approve, in principle, an allocation of land from the POS or Public utility portion of their landholding for a future Western Power substation on the basis that cost savings for land acquisition of an alternative site at the corner of Neerabup Road and the Mitchell Freeway will be expended for undergrounding network transmission lines from the new substation at Tamala Park**
- 2. That the action taken in requesting constituent Local government of the TPRC to authorise TPRC administration to co-ordinate activities supporting the outcomes listed in items 1-10 in the Comment section of this report be endorsed.**

Voting Requirements

Simple Majority

Report Purpose

To propose arrangements for coordinating activities to facilitate land for a Western Power substation to service the Tamala Park area in order to achieve:

- Appropriate use, as an important part of a Transit Oriented design development of land currently proposed for the substation.
- A desirable economic aesthetic and local community outcome from use incorporation of Lot 19 Mindarie into the urban development being planned by TPRC.

Preservation of the visual amenity of the area by facilitating the undergrounding of transmission lines connecting to other substations.

Efficient use of infrastructure through appropriate co-location of transmission lines in established public utility reserves and, potentially, co-location of feed in and network substations on the same land area.

Relevant Documents

Appendix: Nil
Available for viewing at the meeting: Nil

Policy Reference

N/A

Local Government Act/Regulation

N/A

Previous Minutes

Council Meeting – 19 June 2008 (Item 9.7 Acquisition of Land – Clarkson)

Background

Tamala Park and constituent Council representatives have had ongoing discussions with Western Power about future requirements for an electricity distribution substation in the Tamala Park area.

Alternative sites have been canvassed that meet Western Power's requirements for a substation within 4km of a catchment of assessed future need.

The TPRC and City of Wanneroo representatives have constantly requested Western Power to consider undergrounding transmission lines connecting substations in order to preserve the visual amenity of the area. Western Power has advised that its current policy is to connect substations by overhead transmission lines supported by infrastructure provided in road medians. Western Power's current view is that transmission lines connecting the Clarkson Road (near Wanneroo Road) and Hester Avenue substations to a new substation in Tamala Park would be positioned in Marmion Avenue, Burns Beach Road and/or Connolly Drive.

In 2007 Western Power commenced negotiations to acquire 1.8 hectares of land from MRWA at the corner of Neerabup Road and the Mitchell Freeway reserve. This is considered an inappropriate location for a Western Power substation for reasons outlined in reports to the Council on 19 June 2008 and in item 9.4 of this agenda.

The proposed transaction between Western Power and MRWA has been suspended on the basis that an alternative site for a substation may be found through the combined efforts of the DPI, TPRC and the local authority participants of the TPRC.

Comment

In summary, the following is required in order to facilitate an allocation of land to Western Power from either the TPRC or combined local authority landholdings:

1. Western Power and MRWA to abandon their current negotiations in respect of Lot 19 Mindarie;
2. MRWA to agree to sell Lot 19 Mindarie to the TPRC;
3. The TPRC and the joint local authority landowners to propose an alternative site for the Western Power substation;
4. Western Power to agree the alternative site proposed for the substation;
5. Western Power to agree to devote any savings from land purchase costs to undergrounding transmission lines;
6. Regulatory authorities to agree to land use by Western Power for:
 - A substation: if the site chosen is within a restricted zone under the MRS scheme or Bush Forever policy;
 - Transmission lines: if the transmission line route proposed includes any reserve land or existing public utility easement;
7. Assuming the alternative substation site is contained in the non-urban portion

- of the joint local authority landholding, negotiate with local governments to agree divestment of land to Western Power;
8. Local governments individually complete formal business plans for a major land transaction;
 9. In the event that the site for the substation is within the MRC lease area:
 - Liaise with MRC for land availability and site access issues;
 - Synchronize Western Power and MRC requirements to ensure the objectives of each of the agencies are not compromised;
 10. In the event that the site for the substation and transmission lines are coincident with or adjacent to the existing power generating plant and feed in lines to the Western Power grid operated by Landfill, Gas & Power (LGP):
 - Negotiate with LGP and MRC for the required changes to existing agreements or the preparation of appropriate new agreements relating to joint, complementary or coincident use of land areas and infrastructure;

Many of the activities listed above relate to areas outside of the area with which the TPRC is principally concerned. Notwithstanding, the TPRC is in the best position to coordinate matters to bring about the outcomes listed 1-10 above.

Correspondence has been sent to constituent local authorities comprising the TPRC requesting authority for TPRC to be the coordinating agency for the listed activities. The TPRC would need to work closely with appropriate officers from each of the constituent Councils.

Council endorsement is requested for this action.

9.6 PROPOSED NEW COASTAL PARK BETWEEN MINDARIE & BURNS BEACH COMMUNITY ADVISORY COMMITTEE

Report Information

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

Recommendation

1. That the Council endorses the nomination of the CEO (R A Constantine) to be a member of the Community Advisory Committee to prepare an Establishment Plan for creation of the proposed new coastal park between Mindarie and Burns Beach.
2. That Council nominate an elected member for the Community Advisory Committee.

Voting Requirements

Simple Majority

Report Purpose

To nominate TPRC personnel for a Community Advisory Committee (CAC) approved by the Hon. Minister for Planning & Infrastructure.

Relevant Documents

Appendix: Letter from WAPC dated 10 July 2008 (includes study brief)
Available for viewing at the meeting: Nil

Policy Reference

N/A

Local Government Act/Regulation

N/A

Previous Minutes

Council Meeting– 9 August 2007 (Item 9.9 - Future Plan)

Background

The Metropolitan Region Scheme has reserved an area of public open space extending from the coast between Mindarie and Burns Beach through the area now used by the Mindarie Regional Council for landfill to Neerabup National Park.

When established this green space will form a connected green corridor comprising approximately 1800 hectares.

The section of the reserve west of Marmion Avenue has recently been consolidated with the allocation of land from the Burns Beach development (Peet & Co) and from the joint local authority – TPRC participant landholding – Lot 118 Mindarie.

The TPRC transferred to the Crown Estate 90 hectares in 2006 as part a Bush Forever Negotiated Planning Agreement.

The consolidated reserve land west of Marmion Avenue now comprises 380 hectares, portion of which is within the City of Wanneroo and portion is within the City of Joondalup.

The land contains high quality bush land, a blowout area and areas designated by City of Wanneroo and City of Joondalup for future beach leisure facilities.

The objectives set out for the study are as follows:

1. To protect the vegetation and landform features which represents in a single contiguous block much of the physical and biological diversity of the Quindalup Dune Systems in the northern metropolitan area which has been identified as being of regional significance.
2. To protect the integrity, functioning and environmental value of the remaining dunal systems.
3. To create an east-west bush land corridor from the coast through Neerabup National Park and beyond to conservation reserves on the Gnaragana Mound.
4. To give effect to the long standing core area recommended for conservation and regional open space in System 6 recommendations, the North-West Corridor Structure Plan and Bush Forever.
5. To provide sustainable recreational access that is conducive with the protection and management of the high environmental values of the area.

The CAC that will be established will be asked to develop a draft establishment plan for the reserve. It is proposed that the Plan be developed in 2 stages and that the public will be given ongoing opportunity to contribute to the Plan.

The Hon. Ken Travers MLC will Chair the Committee. The Committee will include representatives from DEC, the Burns Beach Property Trust, Indigenous and community groups.

The regional park concept environmental, cultural and recreation issues together with establishment of the park and administration of the Plan are outlined in the brief attached in the appendix.

Comment

The TPRC has recognized the value of the public open space surrounding 3 sides of the proposed urban development.

There will be important interface issues to be considered along with conservation and leisure opportunities that will be pivotal in establishing community values for the future community of Tamala Park.

In the TPRC Future Plan it was proposed that TPRC should advocate for involvement in the preparation of the plans for the coastal conservation reserve and also for the land now comprising the MRC landfill site. The focus upon TPRC direct involvement was emphasized at the Enquiry by Design Workshop held in January

2007.

Early progress with the Plan may assist structure planning now being undertaken for the TPRC urban development as facilities that may be located in the future regional open space or restrictions to access to the area could impact on traffic management, pedestrian and other access patterns.

The opportunity to participate in the study fits the TPRC objectives and a nomination of one or more representatives is recommended.

9.7 MAIN ROADS WA OFFER TO SELL LOT 807 NEERABUP ROAD CLARKSON TO TPRC

Report Information

Location: Lot 807 Neerabup Road, Clarkson
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 5.5.1060.14

Recommendation

1. That Main Roads WA be ADVISED that subject to satisfactory completion of Business Plan formalities and negotiations for purchase of 8.93 hectares of land from the Department of Planning & Infrastructure, the TPRC will acquire Lot 807 Neerabup Road Clarkson – an area of 1.7995 hectares contained in Certificate of Title Volume 2541 Folio 660.
2. That the Main Roads WA price of \$2,250,000 for Lot 807 Neerabup Road be AGREED subject to a confirming valuation by TPRC and satisfactory conditions for payment of the agreed price.
3. That TPRC PROPOSE to Main Roads WA that a contract of sale be prepared with payment conditions requiring 50% of the final agreed price to be paid (at the earliest) in June 2009 with the balance payable in June 2010 – not subject to interest.

Voting Requirements

Absolute Majority

Report Purpose

To advise an offer from Main Roads WA to sell to the TPRC Lot 807 on Deposited Plan 32406 being the whole of the land comprised in Certificate of Title Vol 2541 Folio 660 comprising in the aggregate 1.7995 hectares.

Relevant Documents

Appendix: Nil

Available for viewing at the meeting: Valuations obtained by Main Roads WA

Policy Reference

N/A

Local Government Act/Regulation

Local Government Act – Section 3.59 requires a Business Plan for a Major Land Transaction

Previous Minutes

- Council Meeting – 19 June 2008 (Item 6 – Announcements by Chairman) – results of deputation to DPI
- Council Meeting – 24 April 2008 (Item 9.7 & 9.9 - Negotiations for Acquisition of Land – Corner Neerabup Road, Mitchell Freeway – Clarkson)

Background

The TPRC has established that land owned by Main Roads WA (MRWA) and DPI at the corner of Neerabup Road and Mitchell Freeway is important for a coordinated urban development at Tamala Park.

Since 2006 there has been an understanding that the Government agencies would make the land available for purchase by TPRC.

In items 9.6 & 9.7 of this agenda circumstances relating to a recent negotiation for sale of the MRWA land to Western Power are outlined.

A deputation to the DPI and WAPC has resulted in a return to the original agreement to have the land made available to TPRC.

Recent negotiations with MRWA have led to a formal offer being received from MRWA to sell Lot 807 Neerabup Road Clarkson to the TPRC for an amount of \$2,250,000 plus GST.

MRWA have provided TPRC with copies of 2 valuations upon which the Commissioner's have made their decision to set the price for Lot 807 at \$2,250,000.

The valuations obtained are:

- a) 24 January 2008 – McGees Property - \$2,500,000
- b) 10 March 2008 – Garmony Property Consultants - \$2,000,000

The valuations have taken into account the urban deferred zoning, the irregular shape of the land, the potential development for mixed use as shown in the concept plan produced at the TPRC Enquiry by Design Workshop and current knowledge about required studies, the land condition and the absence of any known issues relating to cultural and aboriginal heritage.

Comment

MRWA is seeking to sell the land as part of the program for funding other major infrastructure projects. MRWA was anticipating an early sale to Western Power and has budgeted revenue flows accordingly.

In ordinary circumstances TPRC would seek to acquire the Government land in an arrangement that would not require payment obligations to commence until the completion of structure planning. This current situation will considerably impact current cash flow planning for TPRC.

In the immediate future, MRWA is seeking an agreement in principle for TPRC to purchase Lot 807 Neerabup Road for \$2,250,000. Arrangements for payment are still open to negotiation.

The TPRC needs to be certain of acquiring both the MRWA and adjacent DPI land to complete its plans for an integrated development of all of the available urban

deferred land in the vicinity of Neerabup Road and Mitchell Freeway. Contemporaneous with the negotiations for Lot 807, discussions have been continuing with DPI for acquisition of the freehold land parcel comprising 8.93 hectares to be offered to TPRC under acceptable terms.

Ideally the TPRC should obtain a valuation of the MRWA land – Lot 807, and the DPI land parcel to confirm valuations and to complete negotiations for a contract of sale with acceptable terms of payment to TPRC.

It is proposed that MRWA be advised that TPRC will, in principle, purchase Lot 807 subject to a confirmed valuation and terms of payment – to be negotiated. Based upon discussions to date it is suggested the proposal for payment of the final agreed purchase price be 50% in June 2009 and 50% in June 2010 with no interest payable. The sale to be subject to completion of satisfactory purchase arrangements for the adjacent 8.93 hectares of land owned by DPI.

9.8 DRAFT BUDGET FOR YEAR 1 JULY 2008 TO 30 JUNE 2009

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 12.26.37.2

Recommendation

- 1. That the TPRC draft budget proposals for the financial Year 1 July 2008 - 30 June 2009 be RECEIVED.**
- 2. That the TPRC draft budget for the financial year 1 July 2008 – 30 June 2009 showing:**

Operating income	\$1,053,095
Operating expenditure	\$1,594,414
Net operating deficiency	\$ 541,319

and showing capital expenditure \$4,087,943

be ADOPTED.
- 3. That a variance figure of 10% be ADOPTED for the purpose of reporting material variances to budget proposals.**

Voting Requirements

Absolute Majority

Report Purpose

Consideration of the budget for the financial year 1 July 2008 - 30 June 2009 including project approval and resource allocation.

Relevant Documents

Appendix: TPRC proposed budget 2008/09 summarised for operating and expenditure monthly cash flow
Available for viewing at the meeting: Local Authority Plan for the Future

Policy Reference

N/A

Local Government Act/Regulation

- Local Government Act 1995: Section 6.2 Council Required, between 1 June and 31 August to adopt budget for financial year
- Local Government Act 1995: Section 6.2 Budget to have regard for Local Authority Plan for the Future

- Local Government (Financial Management) Regulations 1996: Part 3 sets out the Annual Budget form and content.
- Guideline 8 - Opening Closing Funds - Annual Budget
- Local Government (Financial Management) Regulations 1996: Reg 34 (5) Material Variance Reports [10%]
- Local Government (Audit) Regulations 1996: Reg 13 Compliance Audit Item

Previous Minutes

- Council Meeting - 3 August 2006 (Item 9.4 - Adoption 2006-2007 Budget)
- Council Meeting - 3 April 2007 (Item 9.7 - Budget Review as at 28 February 2007)
- Council Meeting - 14 June 2007 (Item 9.5 - Draft Budget 2007-2008)
- Council Meeting - 9 August 2007 (Item 9.4 -Budget Adoption 2007-2008)
- Council Meeting - 21 February 2008 (Item 8 - Audit Committee Item 9.1 - Budget Review 2007-2008)
- Council Meeting – 19 June 2008 (Item 9.11 – Draft Budget for Year 1 July 2008 to 30 June 2009)

Background

The local authority budget sets out the programs, projects and allocation of resources required to perform the Municipal obligations and functions required by the Local Government Act and associated legislation.

The Budget is used as the base document for monthly financial reporting, for the formal budget review and for the annual financial report, including financial performance ratios.

Regional Local Governments are exempted rating on land value budget requirements which must be featured in Budgets of other Local Governments.

Information specifically required to be included in the annual budget includes the following:

Reg No

- | | |
|------------|---|
| R22 | Financial data compiled on an accrual Accounting basis (except statement of cash flows) <ul style="list-style-type: none">○ An operating statement○ A statement of cash flows○ A rate setting statement |
| R23 | Details of General and Specified Area Rates (not applicable to Regional Local Governments) |
| R24 | Service Charges information |
| R25 | Fees and charges information |
| R26 | Discount, incentive, concession waiver and write-off information |
| R27 | Budget notes detailing: <ul style="list-style-type: none">○ Interest for late payment of Rates and service charges○ Interest charges for late payment of money○ Instalment options - Rates○ Details of disposal of a class of assets○ Details of Reserve accounts○ Details of Trading undertakings |

- Details of Major Land Transactions
 - Details of fees expenses and allowance for elected members
 - Details of the type of activities within programs
 - Details of depreciation of noncurrent assets
- R28** Investment Information
- R29** Borrowings Information
- R30** Previous Financial years figures to be shown
- R31** Net current assets
- R33** Annual budget to be submitted to the Executive Director within 30 days of adoption
- R34(5)** A percentage or value, calculated in accordance with AAS5, to be used in statements of financial activity for reporting material variances from Budget allocations
- R35** NB: This is a requirement for financial reports but is ideally covered in budget

Comment

The budget proposal submitted reflects an operating position as follows:

Revenue	\$1,053,095
Expenditure	\$1,594,414
Deficiency	\$ 541,319

The capital expenditure proposals total \$4,087,943.

Operating and capital net expenditures amount to \$4,629,262, which will reduce the existing equity and capital of TPRC from \$17.335M to \$12.727M.

The operating budget will produce the following in the financial year and the following 6 months:

- Completion of planning and approvals for the urban development at Tamala Park;
- The engagement of a Project Development Manager in readiness for the next stage of the project – subdivision, development of infrastructure, preparation for and sale of land to the public; and
- Engagement of the stakeholders of Tamala Park in a series of planning, public relations and promotion activities.

The capital budget will produce the following:

- Acquisition under contract of sale of 10.7 hectares of Government land near the Clarkson Rail Station, which is critical to the successful structure planning for the Tamala Park land;
- Minor office equipment purchases; and
- Rate equivalent reimbursement to participant Councils under conditions agreed by the Council during 2007/08.

Expenditure amounts are as follows:

Capital Expenditure - Assets	\$
1. New staff office furniture and equipment	3,950
2. Plan display screen or projector	3,000

3. Contract payments land acquisition	4,000,000
	4,006,950

Payments from Retained Surplus

Rate equivalent payment to participants	80,993
TOTAL	\$4,087,943

2008/09 proposes substantial progress with the TPD and as a consequence the capital of the Regional Council will be impacted significantly. The following summary table shows the capital position of TPRC over the period 1 July 2006 to 30 June 2009:

Operating, Capital & Equity Summary 1-Jul-2006 to 30 June 2009

	2006-07	2007-08	2008-09
Op inc	667,478	1,227,178	1,053,095
Op Exp	335,345	346,942	1,594,414
Net operating result	332,133	880,236	- 541,319
Capital acquisitions	- 3,107	- 17,865	- 4,006,950
	329,026	862,371	- 4,548,269
 Dist participants	 - -	 77,140	 - 80,993
 Net funds Surplus (Utilisation)	 329,026	 785,231	 - 4,629,262
 Retained Surplus SOY		329,026	1,125,227
Equity Contributions	16,341,439	16,341,439	16,221,439
Return of Equity		- 120,000	
Equity & Retained Surplus EOY	\$ 16,670,465	\$ 17,335,696	\$ 12,727,400

The income and expenditure position for the 2008/09 financial year, with comparisons to the 2007/08 period to end May 2008 is shown in the following table.

**Tamala Park Regional Council
Income Statement FY08/09 Budget**

	Actuals 2007_08	Annual Budget 2007-08	Budget 2008-09
Income			
I03 · GENERAL PURPOSE FUNDING			
I032020 · Contributions	5,489		
I032030 · Interest on Investment	1,221,534	1,055,090	1,053,095
Total I032 · Other GPF	1,227,023	1,055,090	1,053,095
Total I03 · GENERAL PURPOSE FUNDING	1,227,023	1,055,090	1,053,095
I145010 · Reimbursements	155		
Total I145 · Administration	155		
Total I14 · OTHER PROPERTY & SERVICES	155		
Total Income	1,227,178	1,055,090	1,053,095
Gross Profit	1,227,178	1,055,090	1,053,095
E04 · GOVERNANCE.			
E041005 · Chairman Allowance	3,000	12,000	6,000
E041010 · Deputy Chair Allowance	750	3,000	1,500
E041018 · Composite Allowance	39,016	91,000	91,000
Total E041015 · Elected Members Remuneration	42,767	91,000	91,000
E041020 · Conference Expenses	-	4,500	8,000
E041030 · Other Costs	-	1,500	7,500
Total E041 · Membership	42,767	111,500	114,000
E04 · GOVERNANCE. - Other	0.00		
Total E04 · GOVERNANCE.	42,767	111,500	114,000
E14 · OTHER PROPERTY & SERVICES.			
E145 · Administration			
E145005 · Salaries - Basic Costs	210,407	190,299	282,425
E145007 · Salaries Occ. Superannuation	16,990	17,089	25,379
E145009 · Salaries WALGS Superannuation	2,623	3,162	5,326
E145011 · Advertising Staff Vacancies	-	-	9,000
E145015 · Insurance W/comp.	4,176	3,600	5,084
E145017 · Medical Exam. Costs	-	-	150
E145019 · Staff Training & Dev.	436	1,200	1,050
E145025 · Other Accom & Property Costs	5,365	28,000	5,341
E145027 · Advertising General	-	3,700	6,300
E145029 · Advertising Public/Statutory	5,541	5,600	6,000
E145031 · Graphics Consumables	-	2,000	700
E145033 · Photocopying	444	-	1,320
E145037 · Postage, Courier & Freight	36	1,000	300
E145039 · Printing	-	-	1,200
E145041 · Signage/Decals	95	1,500	100
E145043 · Stationery	483	600	600
E145045 · Other Admin Expenses	-	6,000	1,000
E145047 · Office Telephones & Faxes	1,188	-	2,112
E145053 · Bank Charges	311	300	300
E145055 · Credit Charges	-	100	60
E145057 · Audit Fees	6,050	5,500	6,600
E145059 · Membership Fees	-	2,400	7,550

**Tamala Park Regional Council
Income Statement FY08/09 Budget**

	Actuals 2007_08	Annual Budget 2007-08	Budget 2008-09
E145061 · Legal Expenses	-	10,000	19,500
E145063 · Conveyancing Expenses	-	500	500
E145065 · Surveyors Fees	-	-	4,000
E145067 · Title Searches	-	-	100
E145069 · Valuation Fees	-	24,000	24,000
E145071 · Other Professional Fees	-	1,000	1,000
E145075 · Promotions	-	4,000	4,000
E145077 · Business Hospitality Expenses	291	3,000	3,000
E145079 · Consultancy	38,580	325,000	1,005,000
E145081 · Professional Retainer	-	1,500	6,600
E145083 · Research	-	3,000	21,000
E145087 · Computer Software Mtce	1,581	750	750
E145089 · Computer Software Purchase	-	1,600	2,943
E145091 · Computer Sundries	393	200	1,000
E145092 · Data Communication Links	200	-	948
E145093 · Internet Provider Costs	1,648	300	1,776
E145094 · Plant & Equipment Purchase Non-	-	300	300
E145095 · Furniture & Equipment Purchase	32	26,000	
E145097 · Hire of Equipment	-	-	500
E145101 · Consumable Stores	-	200	100
E145103 · Newspapers & Periodicals	-	-	200
E145105 · Publications & Brochures	-	200	800
E145107 · Subscriptions	-	100	
E145111 · Plans	-	400	1,800
E145113 · Emergency Services	500	800	700
E145115 · Misc Services Expenses	-	2,000	-
E145117 · Electricity	924	-	1,248
E145119 · Professional Indemnity	-	-	1,200
E145121 · Insurance - Public Liability	1,820	2,500	1,910
E145123 · Insurance - Property (ISR)	-	200	340
E145126 · Insurance - Personal Accident	-	-	800
E145127 · Insurance - Other	841	1,000	-
E145204 · Fences/Walls (Sumps in Road Res	-	1,000	1,000
E145205 · Recreation Reserves Mtce	-	2,000	1,000
E145222 · Depreciation Furniture	3,221	2,000	4,502
E145 · Administration - Other	0.00		
Total E145 · Administration	304,176	685,600	1,480,414
Total E14 · OTHER PROPERTY & SERVICES.	304,176	685,600	1,480,414
 Total Expense	 346,942	 797,100	 1,594,414
 Net Income	 880,236	 257,990 -	 541,319

Comments relative to the account listing (in order) are as follows:

IO32030 - Interest of Investment

Interest from investments will be the principal source of revenue for the year.

Investments will be made in accordance with the Council's Investment Policy which will focus investment activity on securities with an AA minimum rating.

The budget projections are made up assuming a minimum interest rate of 7% and

calculations have been made on the net cash flow reflected in the monthly operating budgets.

E041 - Membership (Council)

The Council has resolved to review Chairman, Deputy Chairman and Councillor allowances in June 2008. The budget allowance provides for the maximum allowances to be available to members. A separate item on this agenda addresses the review of membership expenses.

An amount of \$8,000 is provided against the contingency that there may be relevant conferences that will assist the Council's decision-making in relation to TPRC planning.

E145005 – E145021 - Employee Expenses

One new item is reflected in costs for 2008/09. This is the appointment of a Project Development Manager. The proposal is to advertise the appointment in August anticipating an appointee commencing duty prior to end 2008. Base salary costs for the new appointee have been factored to a cash salary payment of \$120,000 per annum.

E145027 – E145029 – Advertising

\$12,300 has been provided to cover a range of items in the categories:

Public Consultation

Statutory advices – meeting schedules and local laws

Notification of major land transactions

E145079 – Consultancies (\$1,005,000)

The consultancy expenditures proposed are grouped as follows:

Structure Planning	\$700,000
Hydrology	80,000
Flora & Fauna	30,000
Solar Energy Generation	30,000
Communication Facilities	30,000
Light Rail	30,000
Traffic Planning	30,000
MRC Landfill Closed Site	25,000
Geological	45,000
Media Consultants	5,000

The major component of expenditure relates to structure planning. A tender for a structure planning lead consultant and sub-consultants are currently under consideration.

Additional consultancies will support structure plan activities and will assist the evaluation of energy and environmental packages associated with marketing of the land.

Asset Acquisition 2008/09

Minor expenditure is included to provide furniture for one additional staff member.

An amount of \$4M is budgeted to enable purchase negotiations for the Government land at Clarkson Station. The amount of \$4M is provided anticipating a contract of sale requiring a down payment and an arrangement in which the Government as vendor, will receive the balance of the purchase cost together with a share of profits on sale of the land. The Government is yet to agree to negotiations. The sale to TPRC was provided for in the Negotiated Planning Solution signed in November 2006 and has been subject of ongoing correspondence.

Pending the outcome of negotiations for direct acquisition of the land by TPRC, the WAPC has been requested to agree that the subject land be included within the area covered by the structure plan development for TPRC on the basis that costs for planning will be shared between TPRC and the WAPC on a proportionate area basis.

An amount of \$480,000 has also been provided for a fee simple purchase of a property within the Clarkson rail/bus precinct. This proposal is in keeping with previous Council objectives to provide an office for TPRC in the immediate vicinity of the urban development, to facilitate local coordination of development and marketing activities.

Market price for a property containing a minimum of 120m² of useable office and display space will cost in the order of \$480,000 to \$520,000. The property will need to be cost to the Clarkson Rail/Bus Station to demonstrate transit-oriented design. Properties in the rail/bus precinct are multi-use properties and 100% use for office purposes will require approval under the City of Wanneroo District Planning Scheme No 2.

A last item affecting the equity and retained surplus of TPRC is a payment of \$83,362 representing a rates equivalent refund to participant Councils for direct rate levies made by the City of Wanneroo. On 21 February 2008 (item 9.4) the Council made resolutions agreeing to refund net rates (total less MRC rates) for Lot 9504 Mindarie.

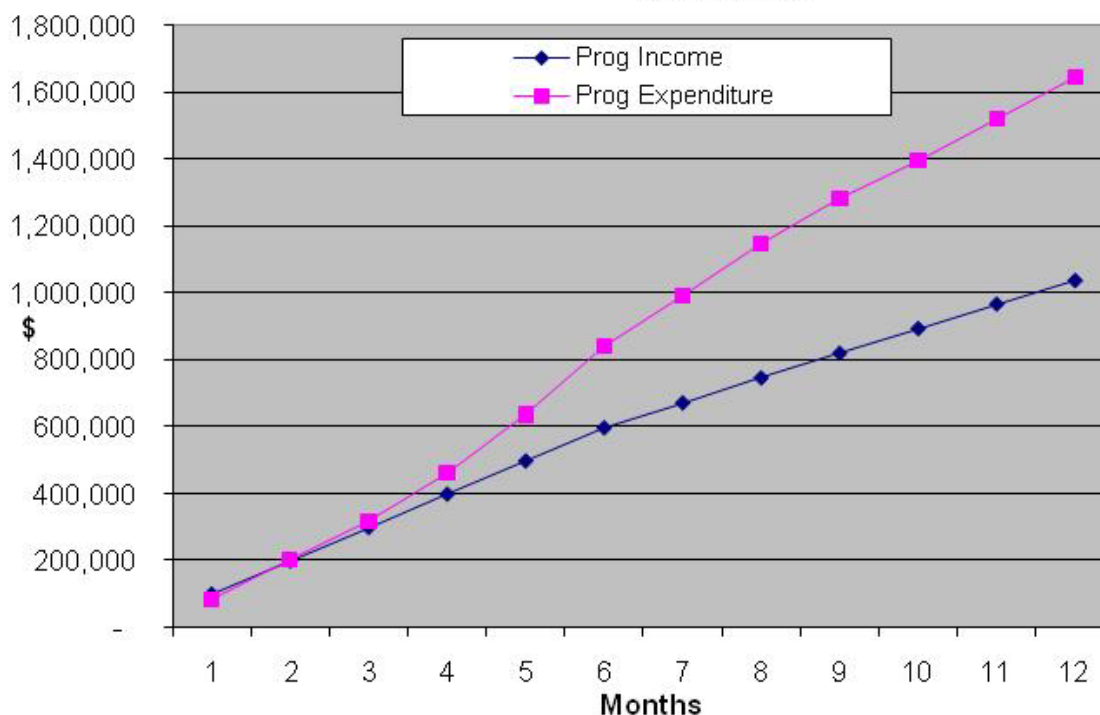
The program for the TPRC Audit Committee allows that the draft budget be received by the Council on 19 June 2008, and be referred for review by the Audit Committee before being returned to the Council for formal adoption on 14 August 2008.

In view of the straight forward nature of budget proposals, the Council and Audit Committee may wish to deal with the budget in its entirety at the current meeting.

When adopted, the budget will be subject of a formal review in the period January to March 2009. Material variances will be progressively reported at each Council meeting. Regulation 34 requires that the Council nominates a percentage figure for the purpose of establishing the quantum of variance that requires report to the Council.

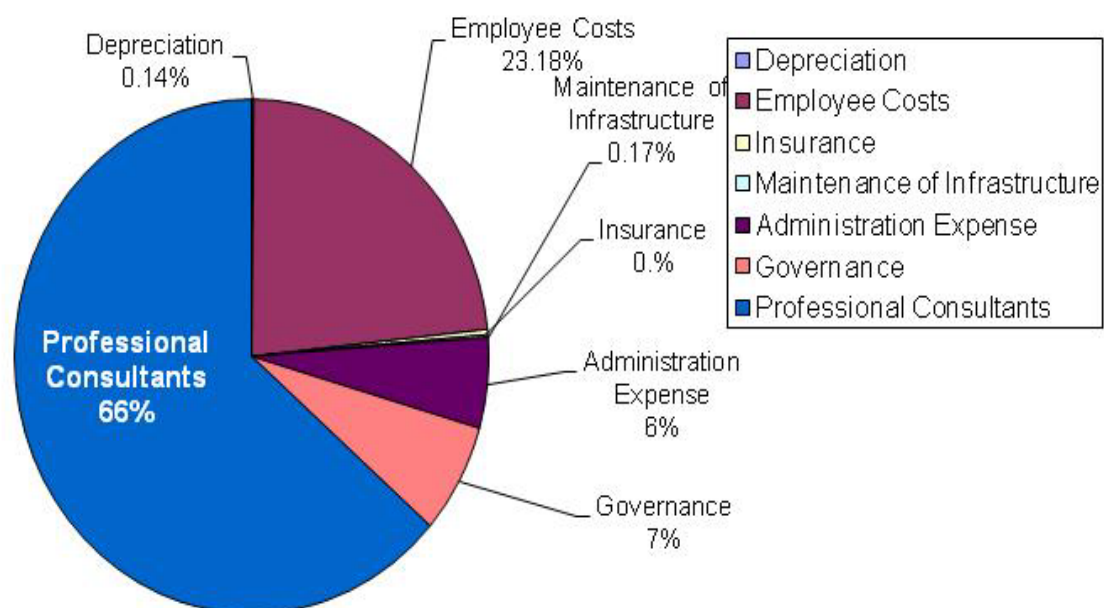
The projected investment of funds provides for maintenance of cash flow throughout the year. The anticipated progressive revenue and expenditure pattern is shown over the 12 months in the graph below.

TPRC Operating Budget – Progressive Income & Expenditure 2008-2009

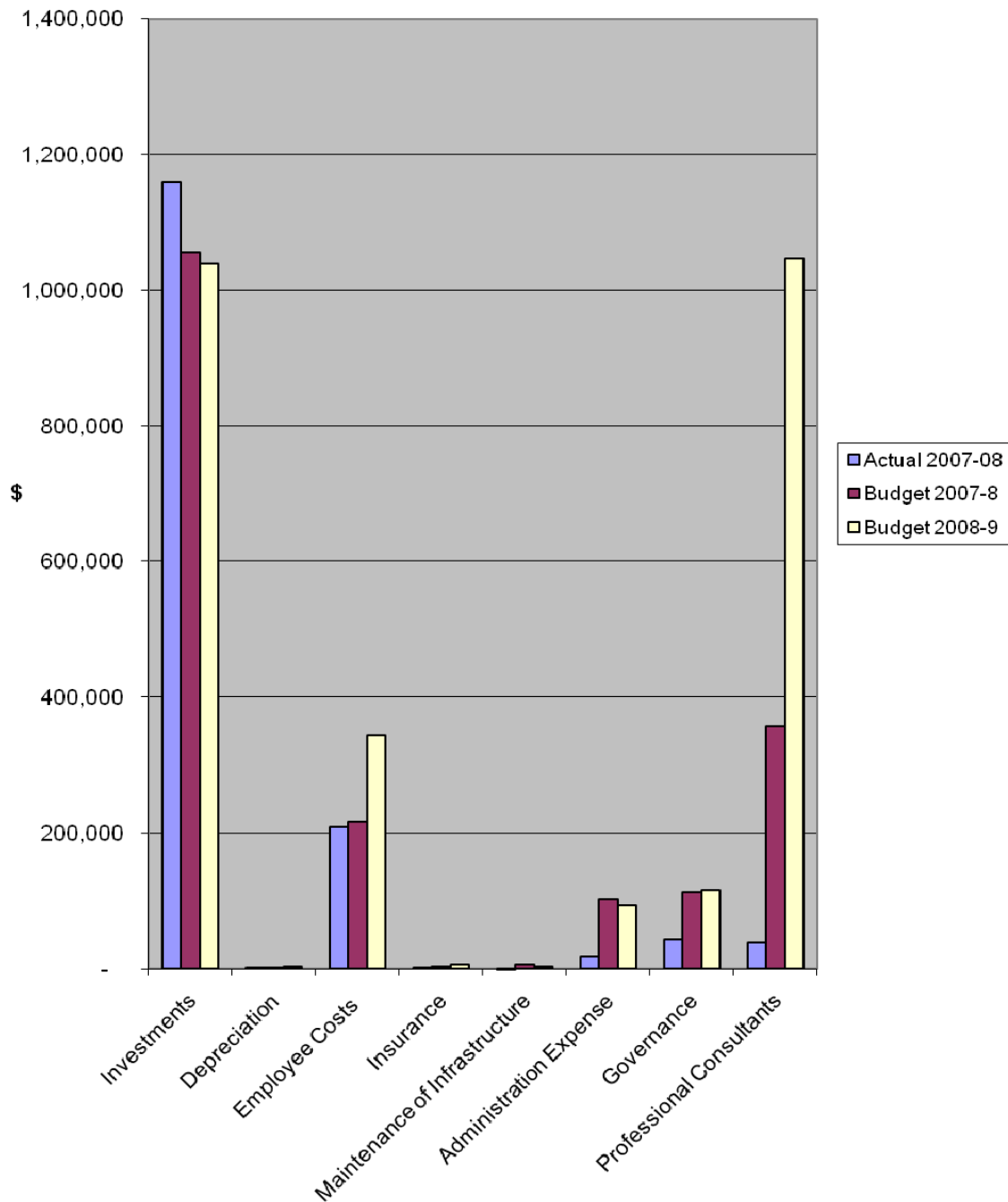


The allocation of expenditure for the year is shown in percentage terms in the graph below:

TPRC Operating Budget – Expenditure 2008-2009



**TPRC Income & Expenditure Comparison
2007-2008 & 2008-2009**



The attachment shows part of the formal presentation for the TPRC budget. The statements will be supplemented by a cash flow statement in the final budget presentation.

9.9 TPRC ANNUAL FINANCIAL REPORT FOR THE YEAR 1 JULY 2007 TO 30 JUNE 2008

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 12.66.48.0

Recommendation

That the draft financial report for the year ended 30 June 2008 be RECEIVED and REFERRED for review by the Audit Committee.

Voting Requirements

Simple Majority

NB: The Local Government Act does not require adoption of the annual financial report by absolute majority. However, the annual financial report is an integral part of the annual report of the Council specified in Section 5.54 of the Act, which is required to be adopted by 31 December each year. The annual report does require adoption by an absolute majority vote.

Report Purpose

To provide for review the draft financial report of the TPRC for the year ended 30 June 2007.

Relevant Documents

Appendix: Draft financial report
Available for viewing at the meeting: Nil

Policy Reference

TPRC Audit Charter: Scope includes review of annual financial report and recommendation of adoption by the Council

Local Government Act/Regulation

- Local Government Act 1995: S6.4 - Requires Local Government to prepare annual Financial Report in prescribed form; balanced accounts and Financial report for preceding year to be submitted to Auditor by 30 September.
- Local Government Act 1995: S7.2 - Requires accounts and financial report to be audited by an auditor appointed [according to prescribed procedures] by the Local Government.
- Local Government Act 1995: S7.9 - Requires Auditor to provide report on accounts and financial report to Chairman, CEO and Minister by 31 December.
- Regs - Local Government (Audit) 1996 R 9 Sets out Criteria for Conduct of Audit.
- Guideline 18 - Financial Ratios - Describes Financial Ratios required in financial reports.
- Regs - Local Government (Financial Management) 1996: R36-49 prescribes report inclusions.

- Regs - Local Government (Financial Management) 1996: R50 - CEO to forward copy of Financial Report to Executive Director within 30 Days of Audit.
- Local Government (Audit) Regs 1996: Reg14 Compliance Audit Item.

Previous Minutes

Council meeting – 9 August 2007 (Item 9.10 – TPRC Annual Financial Report for the Year 1 July 2006 to 30 June 2007)

Background

A financial report is required to provide a comprehensive outline of financial activities of the TPRC for the public record and public inspection.

A series of legislative requirements must be observed in preparing the annual financial report.

The Council Audit Charter requires review of the report by the Audit Committee.

The report must be completed by 30 September, submitted for audit and included in the Council annual report for adoption no later than 31 December.

Comment

The accounts for the financial year have been balanced, the financial report prepared and the accounts and report submitted to the Auditor for review.

The Auditor has completed audit of the documents and is in process of writing the required management report which is required to be presented to the Chairman of the Council, the CEO and the Minister for Local Government.

It is expected the management report will be available for review by the TPRC Audit Committee prior to the October meeting of the Council, to facilitate adoption of the annual report of the TPRC at the October meeting.

The financial report indicates close compliance with budget projections for the year. The accounts are in balance and a surplus of income over expenditure has been achieved and is carried forward for future requirements of the Council. At the commencement of the year participant Councils were requested to provide \$120,000 seed funding to meet Council financial obligations in advance of receipt of funds for compensation for land transfers to the State. Funds now received from transfer of 90 hectares of rural/Bush Forever/POS land have been paid to the Council by participant Councils as contributed equity. These funds total \$16,221,439. The Council Establishment Agreement provides that the contributed equity funds will provide for the initial operating and capital cost requirements to start the urban development of the Tamala Park land.

The net operating surplus from Council operations in the year was \$331,674.

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

TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2007 TO 30 JUNE 2008

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**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2007 TO 30 JUNE 2008**

	NOTE	30 JUNE	30 JUNE	2007/08	Variances Budget to
		2008 Actual \$	2008 Y-T-D Budget \$	2008 \$ Over Budget	Actual Y-T-D %
<u>Operating</u>					
Revenue/Sources	1,2				
Interest Earnings		1,221,534	1,055,090	166,444	116%
Other Revenue		5,644			
Total Revenue		1,227,178	1,055,090	172,088	116%
Expenses/Application					
Depreciation		(3,221)	(2,000)	(1,221)	161%
Employee Costs		(234,632)	(215,350)	(19,282)	109%
Insurance		(2,661)	(3,700)	1,039	72%
Materials & Contracts MTC		(500)	(5,800)	5,300	9%
Materials & Contracts Other		(18,532)	(101,750)	83,218	18%
Other		(42,767)	(111,500)	68,734	38%
Professional/Consultant Fees		(44,630)	(357,000)	312,370	13%
Utilities		-	-	-	0%
Total Expenses		(346,942)	(797,100)	450,158	44%
		880,236	257,990	622,246	341%
<u>Adjustments for Non-Cash</u>					
<u>(Revenue) and Expenditure</u>					
Depreciation on Assets		3,221	2,000	2,000	161.05%
<u>Capital Revenue and (Expenditure)</u>				3 to 5	
Purchase Furniture and Equipment	3	(17,865)	(26,000)	(26,000)	68.71%
Contributed Equity	6	(120,000)	(120,000)	(120,000)	100.00%
Distribution Retained Earnings		(77,143)			
ADD Net Current Assets July 1 B/Fwd	7	16,670,465	16,676,987	16,676,987	99.96%
Net Current Assets Year to Date	7	17,338,914	16,790,977	17,155,233	103.26%

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 30 JUNE 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:

Computer Equipment	4 years
Printers, Photocopiers and Scanners	5 years
Furniture and Equipment	4 to 10 years
Floor Coverings	8 years
Phones and Faxes	6 to 7 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 30 JUNE 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

	30 JUNE 0 Actual \$	2007/08 Revised Budget \$
Furniture and Equipment	17,865	26,000
	<u>17,865</u>	<u>26,000</u>

By Class

Furniture and Equipment	17,865	26,000
	<u>17,865</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 30 JUNE 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 30 June 2008.

	30 JUNE 2008 Actual \$	Brought Forward 1-Jul \$
7. NET CURRENT ASSETS		
Composition of Estimated Net Current Asset Position		
 CURRENT ASSETS		
Cash - Unrestricted	17,300,828	16,676,988
Cash - Restricted	0	3 to 5
Receivables	1,000	4,663
Inventories	0	0
	<u>17,301,828</u>	<u>16,681,651</u>
 LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(43,074)</u>	<u>(11,186)</u>
	17,258,754	16,670,465
Less: Cash - Restricted/Committed	<u>0</u>	<u>0</u>
NET CURRENT ASSET POSITION	<u><u>17,258,754</u></u>	<u><u>16,670,465</u></u>

Tamala Park Regional Council
Income Statement Summary
 July 2007 through June 2008

	Jul '07 - Jun 08	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income					
I03 · GENERAL PURPOSE FUNDING	1,227,023.06	1,055,090.00	171,933.06	116.3%	1,055,090.00
I14 · OTHER PROPERTY & SERVICES	155.06				
Total Income	1,227,178.12	1,055,090.00	172,088.12	116.31%	1,055,090.00
Gross Profit	1,227,178.12	1,055,090.00	172,088.12	116.31%	1,055,090.00
Expense					
E04 · GOVERNANCE.	42,766.50	111,500.00	-68,733.50	38.36%	111,500.00
E14 · OTHER PROPERTY & SERVICES.	304,175.55	685,600.00	-381,424.45	44.37%	685,600.00
Total Expense	346,942.05	797,100.00	-450,157.95	43.53%	797,100.00
Net Income	880,236.07	257,990.00	622,246.07	341.19%	257,990.00

Tamala Park Regional Council
Income Statement By Nature and Type
 July 2007 through June 2008

	Jul '07 - Jun 08	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Revenue					
Interest Earnings	1,221,534.00	1,055,090.00	166,444.00	115.78%	1,055,090.00
Other Revenue	5,644.12				
Total Revenue	1,227,178.12	1,055,090.00	172,088.12	116.31%	1,055,090.00
Expenses					
Depreciation	-3,221.00	-2,000.00	-1,221.00	161.05%	-2,000.00
Employee Costs	-234,631.77	-215,350.00	-19,281.77	108.95%	-215,350.00
Insurance	-2,660.55	-3,700.00	1,039.45	71.91%	-3,700.00
Materials & Contracts MTC	-500.00	-5,800.00	5,300.00	8.62%	-5,800.00
Materials & Contracts Other	-18,532.23	-101,750.00	83,217.77	18.21%	-101,750.00
Other	-42,766.50	-111,500.00	68,733.50	38.36%	-111,500.00
Professional/Consultant Fees	-44,630.00	-357,000.00	312,370.00	12.5%	-357,000.00
Utilities	0.00	0.00	0.00	0.0%	0.00
Total Expenses	-346,942.05	-797,100.00	450,157.95	43.53%	-797,100.00
TOTAL	880,236.07	257,990.00	622,246.07	341.19%	257,990.00

Tamala Park Regional Council
Income Statement Detail
 July 2007 through June 2008

	Jul '07 - Jun 08	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income					
I03 · GENERAL PURPOSE FUNDING					
I032 · Other GPF					
I032020 · Contributions	5,489.06				
I032030 · Interest on Investment	1,221,534.00	1,055,090.00	166,444.00	115.78%	1,055,090.00
Total I032 · Other GPF	1,227,023.06	1,055,090.00	171,933.06	116.3%	1,055,090.00
Total I03 · GENERAL PURPOSE FUNDING	1,227,023.06	1,055,090.00	171,933.06	116.3%	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	1,227,178.12	1,055,090.00	172,088.12	116.31%	1,055,090.00
Gross Profit	1,227,178.12	1,055,090.00	172,088.12	116.31%	1,055,090.00
Expense					
E04 · GOVERNANCE.					
E041 · Membership					
E041005 · Mayoral Allowance	0.00	12,000.00	-12,000.00	0.0%	12,000.00
E041010 · Deputy Mayor Allowance	0.00	3,000.00	-3,000.00	0.0%	3,000.00
E041015 · Elected Members Remuneration					
E041018 · Composite Allowance	42,766.50	91,000.00	-48,233.50	47.0%	91,000.00
Total E041015 · Elected Members Remuneration	42,766.50	91,000.00	-48,233.50	47.0%	91,000.00
E041020 · Conference Expenses	0.00	4,500.00	-4,500.00	0.0%	4,500.00
E041025 · Training	0.00	0.00	0.00	0.0%	0.00
E041030 · Other Costs	0.00	1,000.00	-1,000.00	0.0%	1,000.00
Total E041 · Membership	42,766.50	111,500.00	-68,733.50	38.36%	111,500.00
Total E04 · GOVERNANCE.	42,766.50	111,500.00	-68,733.50	38.36%	111,500.00
E14 · OTHER PROPERTY & SERVICES.					
E145 · Administration					
E145005 · Salaries - Basic Costs	210,406.52	190,299.00	20,107.52	110.57%	190,299.00
E145007 · Salaries Occ. Superannuation	16,989.83	17,089.00	-99.17	99.42%	17,089.00
E145009 · Salaries WALGS Superannuation	2,623.06	3,162.00	-538.94	82.96%	3,162.00
E145011 · Advertising Staff Vacancies	0.00	0.00	0.00	0.0%	0.00
E145013 · Fringe Benefits Tax	0.00	0.00	0.00	0.0%	0.00
E145015 · Insurance W/comp.	4,176.00	3,600.00	576.00	116.0%	3,600.00
E145017 · Medical Exam. Costs	0.00	0.00	0.00	0.0%	0.00
E145019 · Staff Training & Dev.	436.36	1,200.00	-763.64	36.36%	1,200.00
E145021 · Telephone - Staff Reimbursement	0.00	0.00	0.00	0.0%	0.00
E145022 · Rates Paid	0.00	0.00	0.00	0.0%	0.00
E145023 · Security Costs	0.00	0.00	0.00	0.0%	0.00
E145025 · Other Accom & Property Costs	5,365.09	28,000.00	-22,634.91	19.16%	28,000.00
E145027 · Advertising General	0.00	3,700.00	-3,700.00	0.0%	3,700.00
E145029 · Advertising Public/Statutory	5,540.66	5,600.00	-59.34	98.94%	5,600.00
E145031 · Graphics Consumables	0.00	2,000.00	-2,000.00	0.0%	2,000.00
E145033 · Photocopying	443.99	0.00	443.99	100.0%	0.00
E145037 · Postage, Courier & Freight	36.36	1,000.00	-963.64	3.64%	1,000.00
E145039 · Printing	0.00	0.00	0.00	0.0%	0.00
E145041 · Signage/Decals	95.00	1,500.00	-1,405.00	6.33%	1,500.00
E145043 · Stationery	482.50	600.00	-117.50	80.42%	600.00

Tamala Park Regional Council
Income Statement Detail
 July 2007 through June 2008

	Jul '07 - Jun 08	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
E145045 · Other Admin Expenses	0.00	6,000.00	-6,000.00	0.0%	6,000.00
E145047 · Office Telephones & Faxes	1,188.32	0.00	1,188.32	100.0%	0.00
E145051 · After Hours Telephone Service	0.00	0.00	0.00	0.0%	0.00
E145053 · Bank Charges	311.33	300.00	11.33	103.78%	300.00
E145055 · Credit Charges	0.00	100.00	-100.00	0.0%	100.00
E145057 · Audit Fees	6,050.00	5,500.00	550.00	110.0%	5,500.00
E145059 · Membership Fees	0.00	2,400.00	-2,400.00	0.0%	2,400.00
E145061 · Legal Expenses	0.00	10,000.00	-10,000.00	0.0%	10,000.00
E145063 · Conveyancing Expenses	0.00	500.00	-500.00	0.0%	500.00
E145065 · Surveyors Fees	0.00	0.00	0.00	0.0%	0.00
E145067 · Title Searches	0.00	0.00	0.00	0.0%	0.00
E145069 · Valuation Fees	0.00	24,000.00	-24,000.00	0.0%	24,000.00
E145071 · Other Professional Fees	0.00	1,000.00	-1,000.00	0.0%	1,000.00
E145075 · Promotions	0.00	4,000.00	-4,000.00	0.0%	4,000.00
E145077 · Business Hospitality Expenses	291.39	3,000.00	-2,708.61	9.71%	3,000.00
E145079 · Consultancy	38,580.00	325,000.00	-286,420.00	11.87%	325,000.00
E145081 · Professional Retainer	0.00	1,500.00	-1,500.00	0.0%	1,500.00
E145083 · Research	0.00	3,000.00	-3,000.00	0.0%	3,000.00
E145085 · External Contract Services	0.00	0.00	0.00	0.0%	0.00
E145087 · Computer Software Mtce	1,580.91	750.00	830.91	210.79%	750.00
E145089 · Computer Software Purchase	0.00	1,600.00	-1,600.00	0.0%	1,600.00
E145091 · Computer Sundries	392.95	200.00	192.95	196.48%	200.00
E145092 · Data Communication Links	200.00	0.00	200.00	100.0%	0.00
E145093 · Internet Provider Costs	1,648.27	300.00	1,348.27	549.42%	300.00
E145094 · Plant & Equipment Purchase Non-	0.00	300.00	-300.00	0.0%	300.00
E145095 · Furniture & Equipment Purchase	31.81	26,000.00	-25,968.19	0.12%	26,000.00
E145097 · Hire of Equipment	0.00	0.00	0.00	0.0%	0.00
E145101 · Consumable Stores	0.00	200.00	-200.00	0.0%	200.00
E145103 · Newspapers & Periodicals	0.00	0.00	0.00	0.0%	0.00
E145105 · Publications & Brochures	0.00	200.00	-200.00	0.0%	200.00
E145107 · Subscriptions	0.00	100.00	-100.00	0.0%	100.00
E145109 · Parking Expenses	0.00	0.00	0.00	0.0%	0.00
E145111 · Plans	0.00	400.00	-400.00	0.0%	400.00
E145113 · Emergency Services	500.00	800.00	-300.00	62.5%	800.00
E145115 · Misc Services Expenses	0.00	2,000.00	-2,000.00	0.0%	2,000.00
E145117 · Electricity	923.65	0.00	923.65	100.0%	0.00
E145119 · Professional Indemnity	0.00	0.00	0.00	0.0%	0.00
E145121 · Insurance - Public Liability	1,820.00	2,500.00	-680.00	72.8%	2,500.00
E145123 · Insurance - Property (ISR)	0.00	200.00	-200.00	0.0%	200.00
E145125 · Insurance - Motor Vehicle	0.00	0.00	0.00	0.0%	0.00
E145126 · Insurance - Personal Accident	0.00	0.00	0.00	0.0%	0.00
E145127 · Insurance - Other	840.55	1,000.00	-159.45	84.06%	1,000.00
E145200 · Plant Maintenance & Repair	0.00	0.00	0.00	0.0%	0.00
E145201 · Furniture Maintenance & Repair	0.00	0.00	0.00	0.0%	0.00
E145202 · Fuel, Oils & Grease	0.00	0.00	0.00	0.0%	0.00
E145203 · Registration	0.00	0.00	0.00	0.0%	0.00
E145204 · Fences/Walls (Sumps in Road Res	0.00	1,000.00	-1,000.00	0.0%	1,000.00
E145205 · Recreation Reserves Mtce	0.00	2,000.00	-2,000.00	0.0%	2,000.00
E145222 · Depreciation Furniture	3,221.00	2,000.00	1,221.00	161.05%	2,000.00
Total E145 · Administration	304,175.55	685,600.00	-381,424.45	44.37%	685,600.00
Total E14 · OTHER PROPERTY & SERVICES.	304,175.55	685,600.00	-381,424.45	44.37%	685,600.00
Total Expense	346,942.05	797,100.00	-450,157.95	43.53%	797,100.00
Net Income	880,236.07	257,990.00	622,246.07	341.19%	257,990.00

Tamala Park Regional Council
Balance Sheet - Detailed
As at 30 June 2008

	Jun 30, 08	Jun 30, 07	\$ Change	% Change
ASSETS				
Current Assets				
Chequing/Savings				
A01100 - Cash at Bank				
A01101 - Unrestricted Municipal Bank	72.52	2,417.32	-2,344.80	-97.0%
A01102 - Unrestricted Short Term Investm	47,974.01	132,289.67	-84,315.66	-63.74%
A01106 - Fixed Term Deposit_BankWest	17,252,751.33	16,542,280.67	710,470.66	4.3%
Total A01100 - Cash at Bank	17,300,797.86	16,676,987.66	623,810.20	3.74%
Total Chequing/Savings	17,300,797.86	16,676,987.66	623,810.20	3.74%
Accounts Receivable				
A01120 - ACCOUNTS RECEIVABLE				
A011201 - Accrued Interest	78,935.16	2,969.34	75,965.82	2,558.34%
A01120 - ACCOUNTS RECEIVABLE - Other	500.00	0.00	500.00	100.0%
Total A01120 - ACCOUNTS RECEIVABLE	79,435.16	2,969.34	76,465.82	2,575.18%
Total Accounts Receivable	79,435.16	2,969.34	76,465.82	2,575.18%
Other Current Assets				
A01105 - Petty Cash and Cash on Hand	30.00	0.00	30.00	100.0%
A01180 - Accommodation Bond - CoS	1,000.00	0.00	1,000.00	100.0%
Total Other Current Assets	1,030.00	0.00	1,030.00	100.0%
Total Current Assets	17,381,263.02	16,679,957.00	701,306.02	4.2%
Fixed Assets				
A0154 - Furniture & Equipment				
A01541 - Accumulated Depn - F&E	-3,304.00	-83.00	-3,221.00	3,880.72%
A01542 - At Cost				
E168200 - Additiions - 2007-08				
E168201 - Telephones, Faxes	662.73	0.00	662.73	100.0%
E168203 - Computer Equipment	7,857.14	3,190.27	4,666.87	146.28%
E168204 - Printers Photocopiers Scanners	6,821.73	0.00	6,821.73	100.0%
E168205 - Furniture & Equipment	136.36	0.00	136.36	100.0%
E168206 - Floor Coverings	2,050.00	0.00	2,050.00	100.0%
Total E168200 - Additiions - 2007-08	17,527.96	3,190.27	14,337.69	449.42%
A01542 - At Cost - Other	3,190.27	0.00	3,190.27	100.0%
Total A01542 - At Cost	20,718.23	3,190.27	17,527.96	549.42%
Total A0154 - Furniture & Equipment	17,414.23	3,107.27	14,306.96	460.44%
Total Fixed Assets	17,414.23	3,107.27	14,306.96	460.44%
TOTAL ASSETS	17,398,677.25	16,683,064.27	715,612.98	4.29%

Tamala Park Regional Council
Balance Sheet - Detailed
As at 30 June 2008

	<u>Jun 30, 08</u>	<u>Jun 30, 07</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES				
Current Liabilities				
Accounts Payable				
L01215 · SUNDRY CREDITORS	<u>1,699.31</u>	<u>440.00</u>	<u>1,259.31</u>	<u>286.21%</u>
Total Accounts Payable	<u>1,699.31</u>	<u>440.00</u>	<u>1,259.31</u>	<u>286.21%</u>
Other Current Liabilities				
2100 · Payroll Liabilities				
L2001 · PAYG Deductions	<u>9,188.00</u>	<u>1,164.00</u>	<u>8,024.00</u>	<u>689.35%</u>
Total 2100 · Payroll Liabilities	<u>9,188.00</u>	<u>1,164.00</u>	<u>8,024.00</u>	<u>689.35%</u>
2200 · Tax Payable	<u>-1,062.06</u>	<u>-1,693.68</u>	<u>631.62</u>	<u>-37.29%</u>
L0122 · Employee Entitlements				
L01225 · Annual Leave	<u>20,337.77</u>	<u>0.00</u>	<u>20,337.77</u>	<u>100.0%</u>
L01227 · Accrued Wages	<u>5,799.04</u>	<u>4,581.87</u>	<u>1,217.17</u>	<u>26.57%</u>
Total L0122 · Employee Entitlements	<u>26,136.81</u>	<u>4,581.87</u>	<u>21,554.94</u>	<u>470.44%</u>
L01229 · Prov for Audit Fees	<u>6,050.00</u>	<u>5,000.00</u>	<u>1,050.00</u>	<u>21.0%</u>
L2300 · Distrib Due to Participants				
L2301 · TVP Equity/Surplus Dist	<u>0.00</u>	<u>10,000.00</u>	<u>-10,000.00</u>	<u>-100.0%</u>
L2302 · CP Equity/Surplus Dist	<u>0.00</u>	<u>10,000.00</u>	<u>-10,000.00</u>	<u>-100.0%</u>
L2303 · TC Equity/Surplus Dist	<u>0.00</u>	<u>10,000.00</u>	<u>-10,000.00</u>	<u>-100.0%</u>
L2304 · CJ Equity/Surplus Dist	<u>0.00</u>	<u>20,000.00</u>	<u>-20,000.00</u>	<u>-100.0%</u>
L2305 · CW Equity/Surplus Dist	<u>0.00</u>	<u>20,000.00</u>	<u>-20,000.00</u>	<u>-100.0%</u>
L2306 · TV Equity/Surplus Dist	<u>0.00</u>	<u>10,000.00</u>	<u>-10,000.00</u>	<u>-100.0%</u>
L2307 · CS Equity/Surplus Dist	<u>0.00</u>	<u>40,000.00</u>	<u>-40,000.00</u>	<u>-100.0%</u>
Total L2300 · Distrib Due to Participants	<u>0.00</u>	<u>120,000.00</u>	<u>-120,000.00</u>	<u>-100.0%</u>
Total Other Current Liabilities	<u>40,312.75</u>	<u>129,052.19</u>	<u>-88,739.44</u>	<u>-68.76%</u>
Total Current Liabilities	<u>42,012.06</u>	<u>129,492.19</u>	<u>-87,480.13</u>	<u>-67.56%</u>
TOTAL LIABILITIES	<u>42,012.06</u>	<u>129,492.19</u>	<u>-87,480.13</u>	<u>-67.56%</u>
NET ASSETS	<u>17,356,665.19</u>	<u>16,553,572.08</u>	<u>803,093.11</u>	<u>4.85%</u>

Tamala Park Regional Council
Balance Sheet - Detailed
As at 30 June 2008

	<u>Jun 30, 08</u>	<u>Jun 30, 07</u>	<u>\$ Change</u>	<u>% Change</u>
EQUITY				
3000 - Opening Bal Equity				
L019051 - TVP Dist Rates Equiv 0708	-6,428.58	0.00	-6,428.58	-100.0%
L019052 - CP Dist Rates Equiv 0708	-6,428.58	0.00	-6,428.58	-100.0%
L019053 - TC Dist Rates Equiv 0708	-6,428.58	0.00	-6,428.58	-100.0%
L019054 - CJ Dist Rates Equiv 0708	-12,857.16	0.00	-12,857.16	-100.0%
L019055 - CW Dist Rates Equiv 0708	-12,857.16	0.00	-12,857.16	-100.0%
L019056 - TV Dist Rates Equiv 0708	-6,428.58	0.00	-6,428.58	-100.0%
L019057 - CS Dist Rates Equiv 0708	-25,714.32	0.00	-25,714.32	-100.0%
Total 3000 - Opening Bal Equity	-77,142.96	0.00	-77,142.96	-100.0%
 3900 - *Retained Earnings	332,132.91	0.00	332,132.91	100.0%
L019001 - Town of Victoria Park				
L019101 - TVP Contributed Equity	1,351,786.60	1,351,786.60	0.00	0.0%
Total L019001 - Town of Victoria Park	1,351,786.60	1,351,786.60	0.00	0.0%
 L019002 - City of Perth				
L019102 - CP Contributed Equity	1,351,786.60	1,351,786.60	0.00	0.0%
Total L019002 - City of Perth	1,351,786.60	1,351,786.60	0.00	0.0%
 L019003 - Town of Cambridge				
L019103 - TC Contributed Equity	1,351,786.60	1,351,786.60	0.00	0.0%
Total L019003 - Town of Cambridge	1,351,786.60	1,351,786.60	0.00	0.0%
 L019004 - City of Joondalup				
L019104 - CJ Contributed Equity	2,703,573.19	2,703,573.19	0.00	0.0%
Total L019004 - City of Joondalup	2,703,573.19	2,703,573.19	0.00	0.0%
 L019005 - City of Wanneroo				
L019105 - CW Contributed Equity	2,703,573.19	2,703,573.19	0.00	0.0%
Total L019005 - City of Wanneroo	2,703,573.19	2,703,573.19	0.00	0.0%
 L019006 - Town of Vincent				
L019106 - TV Contributed Equity	1,351,786.60	1,351,786.60	0.00	0.0%
Total L019006 - Town of Vincent	1,351,786.60	1,351,786.60	0.00	0.0%
 L019007 - City of Stirling				
L019107 - CS Contributed Equity	5,407,146.39	5,407,146.39	0.00	0.0%
Total L019007 - City of Stirling	5,407,146.39	5,407,146.39	0.00	0.0%
 Net Income	880,236.07	332,132.91	548,103.16	165.03%
TOTAL EQUITY	17,356,665.19	16,553,572.08	803,093.11	4.85%

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

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

					Variances
	NOTE	31 July 2008 Actual \$	31 July 2008 Y-T-D Budget \$	2008/09 Revised Budget \$	Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues/Sources	1,2				
Interest Earnings		82,280	100,637	1,050,174	(18.24%)
		<u>82,280</u>	<u>100,637</u>	<u>1,050,174</u>	<u>(18.24%)</u>
(Expenses)/(Applications)	1,2				
Employee Costs		(18,094)	(24,654)	(328,414)	26.61%
Materials and Contracts					
- Materials and Contracts General		(954)	(928)	(96,048)	(2.80%)
- Professional Consulting Fees		(3,000)	(58,883)	(1,047,200)	94.91%
Depreciation		0	(2)	(4,502)	100.00%
Insurance		(2,170)	0	(4,250)	51.06%
Other Exepnditure		0	0	(114,000)	0.00%
		<u>(24,218)</u>	<u>(84,467)</u>	<u>(1,594,414)</u>	<u>(71.33%)</u>
<u>Adjustments for Non-Cash</u>					
<u>(Revenue) and Expenditure</u>					
Depreciation on Assets	2(a)	0	2	4,502	(100.00%)
<u>Capital Revenue and (Expenditure)</u>					
Dist Retained Earnings		0	0	(80,992)	
ADD					
Net Current Assets July 1 B/Fwd	7	17,339,251	17,339,251	17,339,251	0.00%
Net Current Assets Year to Date	8	<u>17,397,313</u>	<u>17,355,423</u>	<u>16,718,521</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 2008 TO 31 JULY 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 is a special purpose financial report, 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.

Any monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 9.

(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) Cash and Cash Equivalents

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included as short-term borrowings in current liabilities.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2008 TO 31 JULY 2008**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Trade and Other Receivables

Trade receivables, which generally have 30 - 90 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, less any allowance for uncollectible amounts.

Collectibility of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(h) Inventories

General

Inventories are valued at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories held from trading are classified as current even if not expected to be realised in the next 12 months.

Land Held for Resale

Land purchased for development and/or resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development and interest incurred on the financing of that land during its development. Interest and holding charges incurred after development is complete are recognised as expenses.

Revenue arising from the sale of property is recognised in the operating statement as at the time of signing a binding contract of sale.

Land held for resale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

(i) Fixed Assets

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Municipality includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

(j) 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:

Computer Equipment	4 years
Printers, Photocopiers and Scanners	5 years
Furniture and Equipment	4 to 10 years
Floor Coverings	8 years
Phones and Faxes	6 to 7 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 2008 TO 31 JULY 2008**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Impairment

In accordance with Australian Accounting Standards the Council's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an estimate of the recoverable amount of the asset is made in accordance with AASB 136 "Impairment of Assets" and appropriate adjustments made.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the Income Statement.

For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset.

At the time of preparing this report, it is not possible to estimate the amount of impairment losses (if any) as at 30 June 2009.

In any event, an impairment loss is a non-cash transaction and consequently, has no impact on the Monthly Statement of Financial Position from a budgetary perspective.

(l) Trade and Other Payables

Trade and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the Municipality prior to the end of the financial year that are unpaid and arise when the Municipality becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

(m) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the municipality has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Council expects to pay and includes related on-costs.

(ii) Annual Leave and Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where Council does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2008 TO 31 JULY 2008**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(n) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

(o) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

(p) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non-current based on Council's intentions to release for sale.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2008 TO 31 JULY 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

It is anticipated that no assets will be acquired during the current financial year.

4. DISPOSALS OF ASSETS

No assets have been disposed of during the period under review:

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2008 TO 31 JULY 2008**

5. INFORMATION ON BORROWINGS

No borrowings have been made in the period under review. No borrowings are budgeted for the 2008-09 financial year.

6. CONTRIBUTED EQUITY

The amount of Contributed Equity is \$16,221,439.17 as at 31 July 2008.

	31 July 2008 Actual \$	Brought Forward 1-Jul \$
7. NET CURRENT ASSETS		
Composition of Estimated Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	17,438,930	17,300,828
Receivables	3,172	81,497
	17,442,102	17,382,325
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(44,790)</u>	<u>(43,074)</u>
NET CURRENT ASSET POSITION	17,397,312	17,339,251
NET CURRENT ASSET POSITION	<u><u>17,397,312</u></u>	<u><u>17,339,251</u></u>

8. RATING INFORMATION

Being a Regional Council, no rates will be raised during the year ending 30 June 2009.

9. TRUST FUNDS

The Regional Council does not hold any funds in trust on behalf of third parties.

Tamala Park Regional Council
Income Statement
July 2008

	Jul 08	YTD Budget	% of Budget	Annual Budget
Income				
I03 • GENERAL PURPOSE FUNDING	82,279.95	100,637.00	81.76%	1,050,174.00
Total Income	<u>82,279.95</u>	<u>100,637.00</u>	<u>81.76%</u>	<u>1,050,174.00</u>
Gross Profit	82,279.95	100,637.00	81.76%	1,050,174.00
Expense				
E04 • GOVERNANCE.	0.00	0.00	0.0%	114,000.00
E14 • OTHER PROPERTY & SERVICES.	24,218.50	84,467.00	28.67%	1,480,414.00
Total Expense	<u>24,218.50</u>	<u>84,467.00</u>	<u>28.67%</u>	<u>1,594,414.00</u>
Net Income	<u><u>58,061.45</u></u>	<u><u>16,170.00</u></u>	<u><u>359.07%</u></u>	<u><u>-544,240.00</u></u>

Tamala Park Regional Council
Profit & Loss Budget Performance
July 2008

	Jul 08	YTD Budget	Annual Budget
Revenue			
Interest Earnings	82,279.95	100,637.00	1,050,174.00
Total Revenue	82,279.95	100,637.00	1,050,174.00
Expenses			
Depreciation	0.00	-2.00	-4,502.00
Employee Costs	-18,094.47	-24,654.00	-328,414.00
Insurance	-2,170.00	0.00	-4,250.00
Materials & Contracts MTC	0.00	0.00	-2,700.00
Materials & Contracts Other	-954.03	-928.00	-93,348.00
Other	0.00	0.00	-114,000.00
Professional/Consultant Fees	-3,000.00	-58,883.00	-1,047,200.00
Total Expenses	-24,218.50	-84,467.00	-1,594,414.00
TOTAL	58,061.45	16,170.00	-544,240.00

Appendix

Tamala Park Regional Council Income Statement Detail 1 July 2008 through 31 Jul 2008

	Jul 08	YTD Budget	% of Budget	Annual Budget
Income				
I03 - GENERAL PURPOSE FUNDING				
I032 - Other GPF				
I032030 - Interest on Investment	82,279.95	100,637.00	81.76%	1,050,174.00
Total I032 - Other GPF	<u>82,279.95</u>	<u>100,637.00</u>	<u>81.76%</u>	<u>1,050,174.00</u>
Total I03 - GENERAL PURPOSE FUNDING	<u>82,279.95</u>	<u>100,637.00</u>	<u>81.76%</u>	<u>1,050,174.00</u>
Total Income	<u>82,279.95</u>	<u>100,637.00</u>	<u>81.76%</u>	<u>1,050,174.00</u>
Gross Profit	82,279.95	100,637.00	81.76%	1,050,174.00
Expense				
E04 - GOVERNANCE.				
E041 - Membership				
E041005 - Mayoral Allowance	0.00	0.00	0.0%	12,000.00
E041010 - Deputy Mayor Allowance	0.00	0.00	0.0%	3,000.00
E041015 - Elected Members Remuneration				
E041018 - Composite Allowance	0.00	0.00	0.0%	91,000.00
Total E041015 - Elected Members Remuneration	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>	<u>91,000.00</u>
E041020 - Conference Expenses	0.00	0.00	0.0%	8,000.00
E041030 - Other Costs	0.00	0.00	0.0%	0.00
Total E041 - Membership	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>	<u>114,000.00</u>
Total E04 - GOVERNANCE.	0.00	0.00	0.0%	114,000.00
E14 - OTHER PROPERTY & SERVICES.				
E145 - Administration				
E145005 - Salaries - Basic Costs	16,137.30	22,211.00	72.66%	282,425.00
E145007 - Salaries Occ. Superannuation	1,957.17	1,999.00	97.91%	25,379.00
E145009 - Salaries WALGS Superannuation	0.00	444.00	0.0%	5,326.00
E145011 - Advertising Staff Vacancies	0.00	0.00	0.0%	9,000.00
E145015 - Insurance W/comp.	0.00	0.00	0.0%	5,084.00
E145017 - Medical Exam. Costs	0.00	0.00	0.0%	150.00
E145019 - Staff Training & Dev.	0.00	0.00	0.0%	1,050.00
E145025 - Other Accom & Property Costs	497.46	274.00	181.56%	5,341.00
E145027 - Advertising General	0.00	10.00	0.0%	6,300.00
E145029 - Advertising Public/Statutory	0.00	0.00	0.0%	6,000.00
E145031 - Graphics Consumables	0.00	0.00	0.0%	700.00
E145033 - Photocopying	64.07	110.00	58.25%	1,320.00
E145037 - Postage, Courier & Freight	0.00	0.00	0.0%	300.00
E145039 - Printing	0.00			1,200.00
E145041 - Signage/Decals	0.00	0.00	0.0%	100.00
E145043 - Stationery	0.00	0.00	0.0%	600.00
E145045 - Other Admin Expenses	0.00	0.00	0.0%	1,000.00
E145047 - Office Telephones & Faxes	108.58	176.00	61.69%	2,112.00
E145053 - Bank Charges	23.00	25.00	92.0%	300.00
E145055 - Credit Charges	0.00			60.00
E145057 - Audit Fees	1,500.00	0.00	100.0%	6,600.00
E145059 - Membership Fees	0.00	0.00	0.0%	7,550.00
E145061 - Legal Expenses	0.00	0.00	0.0%	19,500.00
E145063 - Conveyancing Expenses	0.00	0.00	0.0%	500.00
E145065 - Surveyors Fees	0.00	0.00	0.0%	4,000.00
E145067 - Title Searches	0.00	0.00	0.0%	100.00
E145069 - Valuation Fees	0.00	0.00	0.0%	24,000.00
E145071 - Other Professional Fees	0.00	0.00	0.0%	1,000.00
E145075 - Promotions	0.00	0.00	0.0%	4,000.00
E145077 - Business Hospitality Expenses	0.00	0.00	0.0%	3,000.00
E145079 - Consultancy	1,500.00	58,333.00	2.57%	1,005,000.00
E145081 - Professional Retainer	0.00	550.00	0.0%	6,600.00
E145083 - Research	0.00	0.00	0.0%	21,000.00
E145087 - Computer Software Mtce	0.00	0.00	0.0%	750.00
E145089 - Computer Software Purchase	0.00	0.00	0.0%	2,943.00
E145091 - Computer Sundries	0.00	0.00	0.0%	1,000.00
E145092 - Data Communication Links	0.00	79.00	0.0%	948.00
E145093 - Internet Provider Costs	71.82	110.00	65.29%	1,776.00
E145094 - Plant & Equipment Purchase Non-	0.00	0.00	0.0%	300.00
E145097 - Hire of Equipment	0.00	10.00	0.0%	500.00
E145101 - Consumable Stores	0.00	10.00	0.0%	100.00
E145103 - Newspapers & Periodicals	0.00	10.00	0.0%	200.00
E145105 - Publications & Brochures	0.00	10.00	0.0%	800.00
E145111 - Plans	0.00	0.00	0.0%	1,800.00
E145113 - Emergency Services	0.00	0.00	0.0%	700.00
E145115 - Misc Services Expenses	0.00	0.00	0.0%	0.00
E145117 - Electricity	189.10	104.00	181.83%	1,248.00
E145119 - Professional Indemnity	0.00	0.00	0.0%	1,200.00
E145121 - Insurance - Public Liability	0.00	0.00	0.0%	1,910.00
E145123 - Insurance - Property (ISR)	170.00	0.00	100.0%	340.00
E145126 - Insurance - Personal Accident	0.00	0.00	0.0%	800.00
E145127 - Insurance - Other	2,000.00	0.00	100.0%	0.00
E145204 - Fences/Walls (Sumps in Road Res	0.00	0.00	0.0%	1,000.00
E145205 - Recreation Reserves Mtce	0.00	0.00	0.0%	1,000.00
E145222 - Depreciation Furniture	0.00	2.00	0.0%	4,502.00
Total E145 - Administration	<u>24,218.50</u>	<u>84,467.00</u>	<u>28.67%</u>	<u>1,480,414.00</u>
Total E14 - OTHER PROPERTY & SERVICES.	<u>24,218.50</u>	<u>84,467.00</u>	<u>28.67%</u>	<u>1,480,414.00</u>
Total Expense	<u>24,218.50</u>	<u>84,467.00</u>	<u>28.67%</u>	<u>1,594,414.00</u>
Net Income	<u>58,061.45</u>	<u>16,170.00</u>	<u>359.07%</u>	<u>-544,240.00</u>

Tamala Park Regional Council

Balance Sheet

As of July 31, 2008

	Jul 31, 08	Jun 30, 08	\$ Change
ASSETS			
Current Assets			
Chequing/Savings			
A01100 · Cash at Bank			
A01101 · Unrestricted Municipal Bank	-539.93	72.52	-612.45
A01102 · Unrestricted Short Term Investm	25,685.06	47,974.01	-22,288.95
A01106 · Fixed Term Deposit_BankWest	17,413,755.39	17,252,751.33	161,004.06
Total A01100 · Cash at Bank	17,438,900.52	17,300,797.86	138,102.66
Total Chequing/Savings	17,438,900.52	17,300,797.86	138,102.66
Accounts Receivable			
A01120 · ACCOUNTS RECEIVABLE			
A011201 · Accrued Interest	0.00	78,935.16	-78,935.16
A01120 · ACCOUNTS RECEIVABLE - Other	500.00	500.00	0.00
Total A01120 · ACCOUNTS RECEIVABLE	500.00	79,435.16	-78,935.16
Total Accounts Receivable	500.00	79,435.16	-78,935.16
Other Current Assets			
A01105 · Petty Cash and Cash on Hand	30.00	30.00	0.00
A01180 · Accommodation Bond - CoS	1,000.00	1,000.00	0.00
Total Other Current Assets	1,030.00	1,030.00	0.00
Total Current Assets	17,440,430.52	17,381,263.02	59,167.50
Fixed Assets			
A0154 · Furniture & Equipment			
A01541 · Accumulated Depn - F&E	-3,304.00	-3,304.00	0.00
A01542 · At Cost			
E168200 · Additions - 2007-08			
E168201 · Telephones, Faxes	662.73	662.73	0.00
E168203 · Computer Equipment	7,857.14	7,857.14	0.00
E168204 · Printers Photocopiers Scanners	6,821.73	6,821.73	0.00
E168205 · Furniture & Equipment	136.36	136.36	0.00
E168206 · Floor Coverings	2,050.00	2,050.00	0.00
Total E168200 · Additions - 2007-08	17,527.96	17,527.96	0.00
A01542 · At Cost - Other	3,190.27	3,190.27	0.00
Total A01542 · At Cost	20,718.23	20,718.23	0.00
Total A0154 · Furniture & Equipment	17,414.23	17,414.23	0.00
Total Fixed Assets	17,414.23	17,414.23	0.00
TOTAL ASSETS	17,457,844.75	17,398,677.25	59,167.50
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
L01215 · SUNDRY CREDITORS	1,321.71	1,699.31	-377.60
Total Accounts Payable	1,321.71	1,699.31	-377.60

Tamala Park Regional Council
Balance Sheet
As of July 31, 2008

	<u>Jul 31, 08</u>	<u>Jun 30, 08</u>	<u>\$ Change</u>
Other Current Liabilities			
2100 • Payroll Liabilities			
L2001 • PAYG Deductions	15,776.00	9,188.00	6,588.00
L2002 • Superannuation Contributions	1,304.78	0.00	1,304.78
Total 2100 • Payroll Liabilities	<u>17,080.78</u>	<u>9,188.00</u>	<u>7,892.78</u>
2200 • Tax Payable	-1,672.15	-1,062.06	-610.09
L0122 • Employee Entitlements			
L01225 • Annual Leave	20,337.77	20,337.77	0.00
L01227 • Accrued Wages	0.00	5,799.04	-5,799.04
Total L0122 • Employee Entitlements	<u>20,337.77</u>	<u>26,136.81</u>	<u>-5,799.04</u>
L01229 • Prov for Audit Fees	6,050.00	6,050.00	0.00
Total Other Current Liabilities	<u>41,796.40</u>	<u>40,312.75</u>	<u>1,483.65</u>
Total Current Liabilities	<u>43,118.11</u>	<u>42,012.06</u>	<u>1,106.05</u>
Total Liabilities	43,118.11	42,012.06	1,106.05
Equity			
3000 • Opening Bal Equity			
L019051 • TVP Dist Rates Equiv 0708	-6,428.58	-6,428.58	0.00
L019052 • CP Dist Rates Equiv 0708	-6,428.58	-6,428.58	0.00
L019053 • TC Dist Rates Equiv 0708	-6,428.58	-6,428.58	0.00
L019054 • CJ Dist Rates Equiv 0708	-12,857.16	-12,857.16	0.00
L019055 • CW Dist Rates Equiv 0708	-12,857.16	-12,857.16	0.00
L019056 • TV Dist Rates Equiv 0708	-6,428.58	-6,428.58	0.00
L019057 • CS Dist Rates Equiv 0708	-25,714.32	-25,714.32	0.00
Total 3000 • Opening Bal Equity	<u>-77,142.96</u>	<u>-77,142.96</u>	<u>0.00</u>
3900 • *Retained Earnings	1,212,368.98	332,132.91	880,236.07
L019001 • Town of Victoria Park			
L019101 • TVP Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019001 • Town of Victoria Park	<u>1,351,786.60</u>	<u>1,351,786.60</u>	<u>0.00</u>
L019002 • City of Perth			
L019102 • CP Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019002 • City of Perth	<u>1,351,786.60</u>	<u>1,351,786.60</u>	<u>0.00</u>
L019003 • Town of Cambridge			
L019103 • TC Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019003 • Town of Cambridge	<u>1,351,786.60</u>	<u>1,351,786.60</u>	<u>0.00</u>
L019004 • City of Joondalup			
L019104 • CJ Contributed Equity	2,703,573.19	2,703,573.19	0.00
Total L019004 • City of Joondalup	<u>2,703,573.19</u>	<u>2,703,573.19</u>	<u>0.00</u>
L019005 • City of Wanneroo			
L019105 • CW Contributed Equity	2,703,573.19	2,703,573.19	0.00
Total L019005 • City of Wanneroo	<u>2,703,573.19</u>	<u>2,703,573.19</u>	<u>0.00</u>
L019006 • Town of Vincent			

Tamala Park Regional Council**Balance Sheet**

As of July 31, 2008

	Jul 31, 08	Jun 30, 08	\$ Change
L019106 - TV Contributed Equity	<u>1,351,786.60</u>	<u>1,351,786.60</u>	<u>0.00</u>
Total L019006 - Town of Vincent	<u>1,351,786.60</u>	<u>1,351,786.60</u>	<u>0.00</u>
 L019007 - City of Stirling			
L019107 - CS Contributed Equity	<u>5,407,146.39</u>	<u>5,407,146.39</u>	<u>0.00</u>
Total L019007 - City of Stirling	<u>5,407,146.39</u>	<u>5,407,146.39</u>	<u>0.00</u>
 Net Income	<u>58,061.45</u>	<u>880,236.07</u>	<u>-822,174.62</u>
Total Equity	<u>17,414,726.64</u>	<u>17,356,665.19</u>	<u>58,061.45</u>
 TOTAL LIABILITIES & EQUITY	<u><u>17,457,844.75</u></u>	<u><u>17,398,677.25</u></u>	<u><u>59,167.50</u></u>

Business Plan for a Major Land Transaction

For the acquisition and inclusion of 10.72 hectares of
urban deferred land in a proposed urban development
site at Tamala Park

AUGUST 2008



Business Plan for a Major Land Transaction

1. Introduction

The Tamala Park Regional Council was promulgated in February 2006 to represent the interests of 7 local governments, which jointly own a parcel of residential and deferred urban land at Tamala Park within the local authority district of the City of Wanneroo.

The Tamala Park Regional Council will be responsible for the urban development of the jointly owned local government land. The purpose and objectives for the TPRC are set out in an Establishment Agreement which may be viewed on the Council's website at: www.tamalapark.wa.gov.au. The representation and shareholding by constituent local authorities in the Tamala Park Regional Council is as follows:

COUNCIL	PROJECT SHAREHOLDING JOINT DEVELOPMENT SHARES
Town of Cambridge	one twelfth share
City of Perth	one twelfth share
Town of Victoria Park	one twelfth share
Town of Vincent	one twelfth share
City of Joondalup	two twelfths share
City of Wanneroo	two twelfths share
City of Stirling	four twelfths share

The regional purpose and objectives of the TPRC are summarised in the TPRC Establishment Agreement as follows:

Regional Purpose:

The regional purpose for which the TPRC is established is:

- To undertake, in accordance with the objectives, the rezoning, subdivision, development, marketing and sale of the Land; and
- 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) of this clause.

Objectives:

- a) The objectives of the TPRC are:
 - i) To develop and improve the value of the Land;
 - ii) To maximise, within prudent risk parameters, the financial return to the participants;
 - iii) To balance economic, social and environmental issues; and
 - iv) To produce a quality development demonstrating the best urban design and development practice.

2. Legislative

This Business Plan is prepared to comply with the provisions of Section 3.59 of the Local Government Act and Local Government (Functions and General) Regulations 7-10.

The legislation requires that where a local authority proposes a major land transaction for a value greater than \$1M or 10% of the operating expenditure incurred by the local authority in the year preceding the proposal for the major land transaction, that the proposal be formulated in a Business Plan and advertised for public submissions for a period of at least 6 weeks.

This Business Plan will be advertised on Saturday 23 August 2008 advising public submissions will be received until 4pm on 3 October 2008.

Following the expiry of the advertising period, the Council is required to consider any submissions received and may then resolve to adopt the Business Plan as originally prepared, or with minor modification. In the event that the Council proposes to adopt the Business Plan with substantial alterations the Business Plan must be reformulated expressing to express current proposal and advertising and calls for submissions must be recommenced.

3. Proposed Major Land Transaction

The Council is proposing an urban development of 170 hectares (approx) of land owned by its constituent Councils at Clarkson. Adjacent to the local authority landholding is the area of land comprising 10.72 hectares in 2 freehold parcels held by:

- Main Roads WA (1.79 hectares)
- DPI (8.93 hectares)

NB: areas are subject to survey

The subject land is indicated by arrows on the plan below:



From a planning point of view it is logical that the Tamala Park (local authority) land and the 2 State government land parcels be combined in one urban development. Aboriginal and cultural heritage studies and flora and fauna studies in the area have been undertaken for the total land parcel (i.e. the TPRC and Government land) and the TPRC has recently invited consultants for structure planning based upon all of the land being considered as an integrated urban development.

In 2006, following a long period of negotiation, the local authority participants in the TPRC came to an agreement with the WAPC by which a substantial area of the local authority landholding would be given up for Bush Forever purposes. As part of the agreement the WAPC was to use its best endeavours to facilitate the transfer of the 2 government land parcels – 10.72 hectares to the TPRC at market value, for urban development.

The TPRC Establishment Agreement approved by the Government provides that the land that TPRC may develop means

Defined areas of land owned by the local authority participants in the Council at the time of signing the Establishment Agreement, and any other land between Lot 118 (now Lot 9504) Mindarie and the Mitchell Freeway reserve that is transferred to the participants of the TPRC as a result of negotiations with the State under Bush Forever policy.

The TPRC Establishment Agreement also provides that the land which the TPRC may develop includes:

- *Any other land, adjacent to Lot 9504 Mindarie, that may be acquired by the TPRC for the purpose of undertaking its obligations in relation to Lot 9504 Mindarie; and*
- *Any other land, in the near vicinity of the land described above that may be acquired by the TPRC in exchange for any other land owned by the TPRC for the purpose of undertaking its obligations in relation to the land described above.*

The land proposed for acquisition is currently zoned Deferred Urban (MRS 992/33). A condition of lifting of the Deferred Urban zoning for all of the land zoned Deferred Urban by MRS 992/33 is the preparation of flora and fauna studies and approval of an environmental management plan.

The TPRC obtained valuations from the Valuer General in 2005/06 for the MRWA land parcel (\$0.7M) and the DPI land parcel (\$3.4M) based upon an assumed Residential zoning of the land.

4. Valuations

Two market valuations have been obtained by MRWA for the Main Roads WA land parcel. The valuation reports value the MRWA land in the range \$1,100,000 - \$1,300,000 per hectare for the total 1.8 hectare land parcel.

Valuations for the DPI land parcel have been commissioned from the Valuer General and it is expected that the price will be greater than \$1M per hectare.

The TPRC expects to pay market value based upon the deferred urban zoning of the land.

5. Proposals for Acquisition

It is proposed both land parcels will be acquired by contract of sale. In the case of the Main Roads WA land parcel the TPRC will seek to make 50% installment payments over a period of 2 years.

With respect to the DPI land parcel a contract of sale will be proposed with installment payments commencing after approval of structure plans for the urban development and the urban zoning of the land under the Metropolitan Region Scheme.

There will be no interest payable on installments paid on the due dates.

6. Impact on Local Government Facilities

The acquisition of the government land parcels will provide maximum flexibility for planning of all of the residential and deferred urban land in the locality.

The Government land parcels are located close to the Clarkson Rail Station and structure planning which includes these land parcels will facilitate transit-oriented design principles to be included that will integrate all of the available urban development land in a coordinated design pattern connecting to the Clarkson rail/bus station.

7. Impact on Private Facilities and Services

Structure planning incorporating transit-oriented design principles will provide benefits to the community that will be established at Tamala Park.

8. Financial Ramifications

The arrangements for purchase of the land under contract of sale will lessen the cash flow impact upon TPRC funds. In the long term, it is expected that the investment in the subject land will not only produce a better urban development but will also result in a yield exceeding 100% of capital and holding costs associated with purchase, development and sale of the land.

The TPRC may incur costs for:

- Rates and charges levied or paid by agreement
- Asset maintenance obligations for the acquired land

9. Effect on Council's Future Plan

The Council's Future Plan projects an integrated development of the TPRC and Government landholdings. The acquisition of the Government land by the TPRC will fulfill this objective.

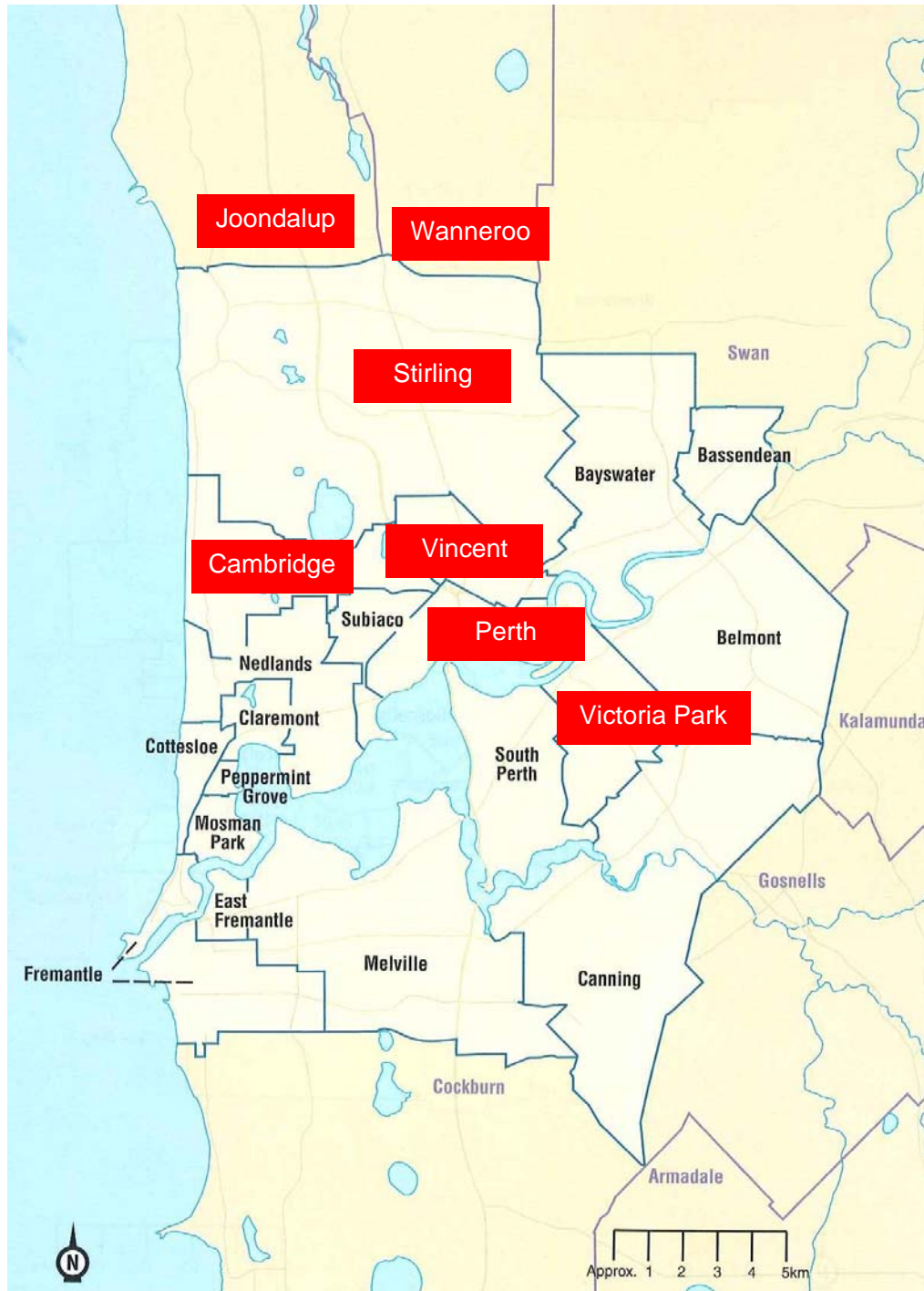
The Council future Plan also proposes a transit-oriented design for the urban development at Tamala Park which will be enhanced through the proposed land acquisition.

The strategic location of the Government land will open opportunities for access to the Clarkson rail/bus station. Opportunities that have been examined include an underpass at Neerabup Road near the junction with the Mitchell Freeway and the use of an electric tram connecting all parts of the urban development from the western side of Marmion Avenue (near Mindarie Keys) to Clarkson rail station.

10. The Local Government's Ability to Manage the Transaction

The TPRC has adequate funds to complete contract of sale commitments. The Council also has adequate administrative expertise and backup facilities available from its 7 local authority constituent members to fulfill the objectives of the acquisition of the Government land and the overall urban development of the consolidated landholdings available for development at Tamala Park.

The Local Authorities and Area Covered by the TPRC



Our ref: 807/2/1/23PV
Enquiries: Ross Parker
Tel: 9264 7843
e-mail: ross.parker@dpi.wa.gov.au

10th July 2008

Mr Rod Constantine
Chief Executive Officer
Tamala Park Regional Council
c/- City of Stirling, Room 3, Scarborough Civic Centre
173 Gildercliffe Street
SCARBOROUGH WA 6019

Dear Sir

**RE: PROPOSED NEW COASTAL PARK BETWEEN MINDARIE AND
BURNS BEACH**

The Minister for Planning and Infrastructure, the Hon Alannah MacTiernan MLA, has approved the formation of a Community Advisory Committee (CAC) to prepare an Establishment Plan for the creation of the above park. The CAC will be chaired by the Hon Ken Travers MLC.

Please find attached an outline of the proposed process and suggested composition of the CAC, which will be co-ordinated by the Property Management Services Branch of the Western Australian Planning Commission (WAPC).

Could you please nominate a representative(s) of the TPRC for membership on the committee. Once nominations are received from the various stakeholders, I will arrange for a meeting to initiate the process of developing the Establishment Plan.

Please contact me if you have any queries you wish to discuss.

Yours sincerely


Ross Parker
Special Projects Officer
WAPC Property Management Services

A NEW COASTAL PARK

EXECUTIVE SUMMARY

This document proposes the creation of a new coastal park in the north-west corridor of the Perth Metropolitan area at Mindarie, based on one of the following options:

- 1 As a Coastal Reserve for conservation and recreation, similar to Star Swamp or;
- 2 As an addition to Neerabup National Park or;
- 3 As a Regional Park in its own right.

The document provides the rationale for the establishment of the park as a Class A Reserve under one of the options outlined above, describes its conservation and recreation values, identifies the proposed boundaries and describes the park options, tenure and establishment process. To formally initiate the process, an Establishment Plan will be developed, which will be co-ordinated by the Western Australian Planning Commission (WAPC) and involve the creation of a Community Advisory Committee (CAC) comprising relevant stakeholders. The final draft Establishment Plan will be put to the community as part of a formal consultation process.

BACKGROUND

The proposed park comprises approximately 380 ha of high quality coastal vegetation between the urban developments at Burns Beach to the south and Mindarie to the north, and between Marmion Avenue to the east and the Indian Ocean to the west.

The northern portion of this area has been recognised for Regional Open Space for over 30 years via the 1970 Corridor Plan and subsequent updates, and was formally reserved in the North West Corridor Structure Plan in 1997 and the Metropolitan Region Scheme (MRS) in December 2003. The entire area falls within Bush Forever Site 322 (2001) and contains part M2 and part M6 System 6 recommended areas.

In Bulletin 880 of 1998, the Environmental Protection Authority (EPA) stated that the southern portion had significant regional conservation value and should be included with the adjoining Parks and Recreation reserve to the north for the purpose of creating a Regional Park.

All of the land proposed for the park (except for a Crown reserve in the north west) is now owned by the Western Australian Planning Commission and zoned Parks and Recreation. The creation of the park will secure the establishment of the "East-West Green Wedge" identified in the North West Corridor Structure Plan (1977 and 1992 update) and give effect to the environmental objectives of the EPA for the area articulated in Bulletin 880, which are set out as Objectives 1 to 4 below.

Under the Burns Beach Structure Plan (Department for Planning and Infrastructure, 2004), some recreation infrastructure and controlled access is being developed under a Foreshore Management Plan (FMP) by the Burns Beach Property Trust as a condition of the subdivision, on a 1.2 kilometre stretch of foreshore reserve immediately adjacent to the urban development area at the southern ends of the reserve. This area, which will connect with the existing beachfront infrastructure further south, would be expected to be transferred to the management of the City of Joondalup (provisionally two years after the completion of works), and forms part of the main reserve.

"The FMP has been prepared in a manner so as to integrate sustainable community use of the coastal area with the conservation of the coastline and associated natural features." (Burns Beach Foreshore Management Plan, Cardno BSD, 2004) The FMP does not include a recreational swimming beach. A suitable site has been identified further north but this is dependent on the provision of an access road by the developers and the identification and securing of funding to develop the appropriate infrastructure, most likely by the City of Joondalup. The recreational values of the reserve are expressed in Objective 5 below.

OBJECTIVES

- 1) To protect the vegetation and landform features which represents in a single contiguous block much of the physical and biological diversity of the Quindalup Dune Systems in the northern Metropolitan Area which has been identified as being of regional significance.
- 2) To protect the integrity, functioning and environmental value of the remaining dunal systems.
- 3) To create an east-west bushland corridor from the coast through Neerabup National Park and beyond to conservation reserves on the Gnangara Mound.
- 4) To give effect to the long standing core area recommended for conservation and regional open space in System 6 recommendations, the North-West Corridor Structure Plan and Bush Forever.
- 5) To provide sustainable recreational access that is conducive with the protection and management of the high environmental values of the area.

ESTABLISHMENT

STAGE ONE.

A Community Advisory Committee (CAC) will be formed for the purpose of developing a draft Establishment Plan for this reserve. This will include the relevant local authorities, including the Tamala Park Regional Council, the Department of Environment and Conservation (DEC), a representative of the Burns Beach Property Trust and/or Peet and Company, as well as indigenous

and community representatives. The Hon Ken Travers MLC will Chair the committee.

The role of the CAC is to determine the nature and extent of stakeholder interest, key issues and site-specific matters to be addressed in the Establishment Plan. The Committee will seek public comment for the establishment of the park, identify the final boundary, and suggest options for vesting and management responsibility between the relevant local authorities and DEC.

STAGE TWO

The Establishment Plan will be presented for Cabinet consideration and if endorsed, offered for a period of public comment. The WAPC would then refer the matter to the Minister for Planning with a recommendation on the type of park to be created and the vesting arrangements applicable.

A draft Management Plan will then be developed taking into consideration the proposals and recommendations of the Establishment Plan. Because of the high conservation values of the reserve, it is anticipated that end management of a majority of the reserve would most appropriately be vested in the Conservation Commission and managed by DEC. However, the City of Joondalup will have a role in the management of the southern recreational infrastructure and the Management Plan will need to be developed in consultation with the appropriate Local Government Authorities. Separate Crown Reserves would be created for the separate management areas.

The draft Management Plan will be offered for further public comment. The final Management Plan will then be produced and will define the final tenure arrangements.

A NEW COASTAL PARK

1 BACKGROUND

The environmental significance of the Mindarie dunal systems and associated vegetation communities the subject of this proposal has been well documented in a number of studies dating back nearly thirty years. Its regional importance has been recognised in a range of planning initiatives, including the North West Corridor Structure Plan, System 6 and Bush Forever. It is mostly reserved for Parks and Recreation under the Metropolitan Region Scheme (MRS).

The reserve lies in approximately equal parts within the Cities of Wanneroo (northern portion) and Joondalup and comprises approximately 380 hectares of high quality coastal vegetation. It is situated between Burns Beach and Mindarie and is bounded on the west by the Indian Ocean and by Marmion Avenue on the east. The entire area lies within Bush Forever site 322 and except for a Crown Reserve in the north-west area of the site, the balance of the land is now owned in fee simple (freehold) by the Western Australian Planning Commission (WAPC).

In 1994 the Burns Beach Property Trust (BBPT) proposed an urban development of approximately 260 ha of land it owned in the southern half, which at that time was zoned Rural. This proposal was referred to the Environmental Protection Authority (EPA), who conducted a Public Environmental Review (PER).

The EPA recommended to the Minister for the Environment that development only be permitted in a much smaller area of approximately 55 ha outside of the Bush Forever boundary (EPA Bulletin 880, 1998). In approving urban development for the 55 ha only, the Minister stated that future proposed use of the remainder of the 260 ha could be dealt with via an MRS Amendment process, and considered by the EPA under Section 48A of the Environmental Protection Act. The WAPC purchased 20 ha from the BBPT and they ceded free of cost 124 ha in order to secure the development of the balance of their property for urban purposes.

In 2003, the WAPC commenced a Negotiated Planning Solution with the Tamala Park Regional Council, representing seven Local Authorities, for the ceding and acquisition of approximately 91 ha owned by them in the north and west of the proposed park.

2 THE REGIONAL PARK CONCEPT

Regional Parks were first mooted in the Stephenson-Hepburn Plan for Perth in 1955 and formally adopted within the Metropolitan Region Scheme in 1963.

The Darling System—System 6—Part 1 (EPA, DEC 1983) specified that the concept of Regional Open Space was to provide for the protection of areas of regional significance through the establishment of Regional Parks with three basic functions: to provide for recreation, conservation of the natural environment and conservation of man made landscapes. System 6 recommended areas M2 and M6 lie within the proposed park.

A Regional Open Space Concept (Metroplan 1990) proposed the establishment of a comprehensive system of Regional Parks in the metropolitan region.

In March 1997 State Cabinet approved a joint submission by CALM and the WAPC for the Management and Funding of Regional Parks and Greenways. Under this arrangement, the WAPC retained responsibility for overall planning and acquisition of lands for Regional Parks (and Region Open Space), with Regional Parks being vested in the National Parks and Nature Conservation Authority, to be managed by CALM (now DEC).

Eight Regional Parks have been established to date under this process:

Herdsmen Lake, Beeliar, Woodman Point, Yellagonga, Canning River, Jandakot Botanic Park, Rockingham Lakes and Port Kennedy.

It will be a primary function of the CAC to propose the most suitable option under which the park will be established and managed.

3 ENVIRONMENTAL AND RECREATIONAL VALUES OF THE PROPOSED PARK

In its recommendation on the Burns Beach Property Trust proposal for urban development of the southern area the EPA noted: "Together with the area to the north ... this area is of exceedingly high conservation value, representing a diverse area of coastal land near Perth, which conserves a range of typical and unusual coastal plants and communities. This larger area forms a bushland link between...the coastal reserves to the north and south ... and the west...to Neerabup National Park. Another comparable area is not available in the Perth Metropolitan Area." (P 15)

3.1 Dunal systems

The proposed park contains Quindalup and Spearwood dunes of varying age, overlaying a layer of Tamala limestone. South Mindarie represents the most well defined remaining cusped foreland and its associated range of medium to small scale dune landforms and vegetation habitats in this coastal sector (V & C Semeniuk Research Group, 1989). The site contains the only

example of Quindalup dunes within the Perth Metropolitan Area that meets all six conservation criteria for such sites specified in Table 3 of EPA Bulletin 880, 1998.

3.2 Vegetation Communities

Two vegetation complexes have been mapped within the park (Hoddle et al, 1980).

The Quindalup Complex of the Quindalup dunes – Coastal dune complex consisting mainly of two alliances – the strand and fore-dune alliance and the mobile and stable dune alliance.

Local variations include the low closed forest of *M. Lanceolata* – *Callitris Preissii* and the closed shrub of *Acacia rostellifera*;

The Cottesloe Complex of the Spearwood dunes – Central and South: Mosaic of woodland Tuart (*E. gomphocephala*) and open forest of Tuart-Jarraah-Marri closed heath on the limestone outcrops.

A series of significant species have been recorded, including four listed as “priority 3 taxa”. These are *Jacksonia sericea*, *Conostylis pauciflora* subsp. *Euryrhipis*, *Hibbertia spicata* subsp. *leptotheca* and *stylidium maritima*. A species of particular interest is *Sonchus megalocarpa*, a native thistle that occurs on the ridgelines of large blowouts and is the first record on the mainland in the Perth to Bunbury region. (Keighery, 1991)

Over 70% of the vegetation has been assessed as Excellent to Pristine condition by Bush Forever 2000. 168 native taxa have been identified in the park (Keighery, 1991).

3.3 Terrestrial fauna

The park will form part of an important wildlife refuge and corridor linkage from the coast to Neerabup National Park and beyond to the State Forest areas on the Gnangara Mound. It also contains a vegetated transition between the Quindalup and Spearwood dunes that provides particularly important feeding habitat for a range of fauna due to seasonal diversity of flowering times, necessary to sustain populations of resident nectivorous pollinators.

In zoogeographic terms, the Quindalup/Spearwood dune system has a richer bird and reptile fauna than other dune systems on the Swan Coastal Plain (EPA, Bulletin 880). The natural distribution of birds such as the Variegated and White-winged fairy-wrens are restricted to the Quindalup/Spearwood dune system (J Dell).

A limited survey has identified 54 bird species in the area, 3 native mammal species, and 23 species of reptiles.

3.4 Cultural issues

The Tamala Park Regional Council commissioned an aboriginal heritage Desktop Study in February 2007 on land proposed by them for urban development at the north-east of the site. The consultants, Australian Interaction Consultants (AIC) presented their draft report in May 2007 which indicated that it would be prudent to conduct a full archeological and ethnographic survey of the site to meet the requirements of the Aboriginal Heritage Act 1972 (AHA).

3.5 Recreational access

In 1992 the City of Wanneroo and the then Department of Planning and Urban Development (DPUD) received the Coastal Planning Study – Burns Beach to Jindalee Report (Hames Sharley Australia, 1992). The stated Goal of the Study was “...to achieve a balance between the protection of environmental quality and provision for the recreational needs of the people who will use the area.”

The coastline of the proposed park includes a variety of beach forms ranging from rocky headlands to clean sandy beaches. The latter have been identified as being generally safe for coastal recreation. Many members of the local and regional community have expressed a desire over a number of years for recreational access to the area, including the beaches and the bushland.

The Burns Beach Property Trust is developing beachside recreational access to the south west corner of the reserve under a Foreshore Management Plan as a condition of the development of the adjoining urban area. A recreational swimming beach has been identified for possible future development a further 1.4 kilometres north at the northern limit of the urban area.

It is essential that any such access is managed in a way that protects the environmental values of the proposed park. An issue already identified is the uncontrolled access of off-road vehicles, which is having an increasingly detrimental effect on the area.

The Coastal Planning Study identified four key strategic objectives underpinning the Study’s Goal, namely;

- *to safeguard the natural resources of the area from excessive use;*
- *to facilitate public access to the beach in a sustainable manner;*
- *to provide facilities that will enhance the recreational values of the coast; and,*
- *to monitor the condition of the coastal reserve and to manage it accordingly.*

4 ESTABLISHMENT AND ADMINISTRATION

The WAPC is currently managing the land. Because of its high conservation values, it is proposed that the land should ultimately be vested in the Conservation Commission under the provisions of the Conservation and Land Management Act 1984, for management by DEC for the purposes of conservation, scientific study and appropriate forms of recreation.

Key stakeholders in the proposed park include the property developers to the south, the Cities of Joondalup and Wanneroo and the Tamala Park Regional Council. There is also considerable community interest in the environmental values and recreational amenity of the area. These parties need to be engaged in the process of establishing the proposed park.

The first stage in this process is the creation of a Community Advisory Committee for the purpose of developing an Establishment Plan. The objectives of the Establishment Plan are:

1. To consider the options for the type of park to be created and to develop the broad guidelines for its establishment upon which the final Management Plan will be founded;
2. To allow for public comment on the establishment of the park;
3. To suggest options for management responsibility of the park;
4. To consider issues of the interface of the proposed Park with the urban developments to the north and south;
5. To identify and describe any cultural (aboriginal) heritage issues associated with the area and how these will be interpreted;
6. To determine the access, fire management and rehabilitation strategies of the greater core of the proposed park and
7. To provide interim management of the reserve pending a decision on the type of park to be created and the final vesting arrangements.

The WAPC will co-ordinate the creation of a Community Advisory Committee to develop the Establishment Plan. The Committee will be chaired by the Hon Mr Ken Travers MLC and consist of representatives from the Cities of Wanneroo, Joondalup, the Tamala Park Regional Council, the Burns Beach Property Trust, the WAPC, DEC, as well as indigenous and community representatives.

The development of the Establishment Plan will provide the basis for a formal Management Plan to be prepared. It is anticipated that this will be co-ordinated by DEC and include involvement of the local authorities. The Plan will consider overall policy, management and funding of the proposed park.

The main responsibilities of DEC as the co-ordinating agency will be to:

- establish terms of reference for and to administer a management co-ordinating committee;
- co-ordinate and approve management programmes for the park;
- co-ordinate arrangements with the State Land Services Branch of the Department for Planning and Infrastructure (DPI) for end manager vesting arrangements;
- prepare and review joint management plans;
- establish capital funding requirements for the short, medium and long term needs and identify likely sources of funds and
- manage the conservation areas in accordance with the provisions of the Conservation and Land Management Act.

DEC will need to formulate a Joint Management Agreement with the local authorities for any role they may have within the proposed park.

Finally, DEC will need to prepare and ensure the finalisation and implementation of an overall management plan in accordance with the provisions of the Conservation and Land Management Act.



Appendix

Scale 1:21,356
0 0.5 km



Prepared by: tparker
Prepared for: EF & P
Date: Friday, June 22, 2007 14:07
Plot identifier: P20070622_1406

DPI INTERNAL USE ONLY



Mindarie P & R

TPRC Budget Summary 2008-2009

			Total	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09
9	I	I032030 · Interest on Investment	1,053,096	100,637	100,731	100,634	100,558	100,285	99,810	75,947	75,549	75,121	74,822	74,619	74,382
9		Total Income	1,053,096	100,637	100,731	100,634	100,558	100,285	99,810	75,947	75,549	75,121	74,822	74,619	74,382
9	O	E041005 · Mayoral Allowance	6,000	-	1,500	-	-	1,500	-	-	1,500	-	-	1,500	-
9	O	E041010 · Deputy Mayor Allowance	1,500	-	375	-	-	375	-	-	375	-	-	375	-
9	O	E041015 · Elected Members Remuneration- misc													
9	O	E041016 · Travelling													
9	O	E041017 · Attendance Fees													
9	O	E041018 · Composite Allowance	91,000	-	22,750	-	-	22,750	-	-	22,750	-	-	22,750	-
9	O	E041020 · Conference Expenses	8,000	-	-	-	4,000	-	-	-	-	4,000	-	-	-
9	O	E041025 · Training		-											
9	O	E041030 · Other Costs	7,500	-					3,500						4,000
9		Total E041 · Membership	114,000	-	24,625	-	4,000	24,625	3,500	-	24,625	4,000	-	24,625	4,000
9	E	E145005 · Salaries - Basic Costs	282,423	22,211	14,933	14,933	16,597	16,966	39,603	26,197	26,197	26,197	26,197	26,197	26,197
9	E	E145007 · Salaries Occ. Superannuation	25,376	1,999	1,344	1,344	1,494	1,527	3,523	2,358	2,358	2,358	2,358	2,358	2,358
9	E	E145009 · Salaries WALGS Superannuation	5,326	444	299	299	299	306	736	491	491	491	491	491	491
9	E	E145011 · Advertising Staff Vacancies	9,000	-	3,000	-	-	-	-	-	-	-	-	-	6,000
9	E	E145013 · Fringe Benefits Tax													
9	E	E145015 · Insurance W/comp.	5,084	-	2,542	-	-	2,542	-	-	-	-	-	-	-
9	E	E145017 · Medical Exam. Costs	150					150							
9	E	E145019 · Staff Training & Dev.	1,050	-	600	-	-	-	-	450	-	-	-	-	-
9	E	E145021 · Telephone - Staff Reimbursement													
9	MO	E145022 · Rates Paid													
9	MO	E145023 · Security Costs													
9	MO	E145025 · Other Accom & Property Costs	5,341	274	330	562	330	418	618	274	330	274	330	274	1,330
9	MO	E145027 · Advertising General	6,300	10	-	-	2,200	-	500	-	600	2,000	-	-	990
9	MO	E145029 · Advertising Public/Statutory	6,000	-	800	-	1,000	800	1,600	-	-	-	-	800	1,000
9	MO	E145031 · Graphics Consumables	700			700									
9	MO	E145033 · Photocopying	1,320	110	110	110	110	110	110	110	110	110	110	110	110
9	MO	E145035 · Photography													
9	MO	E145037 · Postage, Courier & Freight	300			30	30	30	30	30	30	30	30	30	30
9	MO	E145039 · Printing	1,200							600	600				
9	MO	E145041 · Signage/Decals	100									100			
9	MO	E145043 · Stationery	600		100		100		100		100		100		100
9	MO	E145045 · Other Admin Expenses	1,000												1,000
9	MO	E145047 · Telephone expense	2,117	176	176	176	176	176	176	176	176	176	176	176	176
9	MO	E145051 · After Hours Telephone Service													
9	MO	E145053 · Bank Charges	300	25	25	25	25	25	25	25	25	25	25	25	25
9	MO	E145055 · Credit Charges	60							60					
9	PC	E145057 · Audit Fees	6,600					6,050							550
9	MO	E145059 · Membership Fees	7,550	-	3,000	300	3,850	-	-	-	-	-	-	-	400
9	MO	E145061 · Legal Expenses	19,500	-	-	1,500	2,000	3,000	3,000	4,000	2,000	1,000	2,000	-	1,000
9	MO	E145063 · Conveyancing Expenses	500								500				
9	PC	E145065 · Surveyors Fees	4,000					4,000							
9	MO	E145067 · Title Searches	100						100						
9	PC	E145069 · Valuation Fees	24,000	-	-	-	-	-	17,000	-	-	-	-	-	7,000
9	PC	E145071 · Other Professional Fees	1,000												1,000
9	MO	E145073 · Public Relations	-	-	-	-	-	-	-	-	-	-	-	-	-
9	MO	E145075 · Promotions	4,000	-	-	-	-	1,000	1,000	-	-	2,000	-	-	-
9	MO	E145077 · Business Hospitality Expenses	3,000	-	-	-	-	1,000	1,000	-	-	-	-	1,000	-
9	PC	E145079 · Consultancy	1,005,000	58,333	58,333	89,333	108,917	108,917	109,917	104,083	86,833	86,833	76,833	58,333	58,333
9	PC	E145081 · Professional Retainer	6,600	550	550	550	550	550	550	550	550	550	550	550	550
9	MO	E145083 · Research	21,000	-	-	3,500	4,000	3,500	6,000	4,000	-	-	-	-	-
9	PC	E145085 · External Contract Services													
9	MO	E145087 · Computer Software Mtce	750	-	600	-	150	-	-	-	-	-	-	-	-
9	MO	E145089 · Computer Software Purchase	2,943	-	1,343	-	700	-	900	-	-	-	-	-	-
9	MO	E145091 · Computer Sundries	1,000				200		400						400
9	MO	E145092 · Data Communication Links	948	79	79	79	79	79	79	79	79	79	79	79	79
9	MO	E145093 · Internet Provider Costs	1,776	110	110	172	504	110	110	110	110	110	110	110	110
9	MO	E145094 · Plant & Equipment Purchase Non-	300												300

TPRC Budget Summary 2008-2009

			Total	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09
9	MO	E145097 · Hire of Equipment	500	10											490
9	MO	E145099 · Vehicle Operating Expense													
9	MO	E145101 · Consumable Stores	100	10											90
9	MO	E145103 · Newspapers & Periodicals	200	10											190
9	MO	E145105 · Publications & Brochures	800	10											790
9	MO	E145107 · Subscriptions													
9	MO	E145109 · Parking Expenses													
9	MO	E145111 · Plans	1,800	-	1,000	-	-	-	-	400	200	-	-	-	200
9	MI	E145113 · Emergency Services	700					700							
9	MI	E145115 · Misc Services Expenses													
9	MO	E145117 · Electricity	1,248	104	104	104	104	104	104	104	104	104	104	104	104
9	IN	E145119 · Professional Indemnity	1,200	-	1,200	-	-	-	-	-	-	-	-	-	-
9	IN	E145121 · Insurance - Public Liability	1,910	-	955	-	-	955	-	-	-	-	-	-	-
9	IN	E145123 · Insurance - Property (ISR)	340	-	340	-	-	-	-	-	-	-	-	-	-
9	IN	E145125 · Insurance - Motor Vehicle													
9	IN	E14512x · Insurance - Personal Accident	800	-	800	-	-	-	-	-	-	-	-	-	-
9	IN	E145127 · Insurance - Other													
9	IN	E145128 · Insurance Excess - Other													
9		E145200 · Plant Maintenance & Repair													
9		E145201 · Furniture Maintenance & Repair													
9		E145202 · Fuel, Oils & Grease													
9		E145203 · Registration													
9	MI	E145204 · Fences/Walls (Sumps in Road Res	1,000												1,000
9	MI	E145205 · Recreation Reserves Mtce	1,000												1,000
9	D	E145220 · Depreciation Plant													
9	D	E145221 · Depreciation Mobile Vehicles													
9	D	E145222 · Depreciation Furniture	4,502	2											4,500
9	D	E145223 · Depreciation Other Eng Infrastr													
9		Total E145 · Administration	1,480,414	84,467	92,673	113,717	143,415	153,014	187,180	144,096	121,393	122,436	109,493	90,636	117,893
9		Total Operating Expense	1,594,414	84,467	117,298	113,717	147,415	177,639	190,680	144,096	146,018	126,436	109,493	115,261	121,893
9		Net Operating	- 541,318	16,170	- 16,567	- 13,083	- 46,857	- 77,355	- 90,870	- 68,149	- 70,468	- 51,315	- 34,671	- 40,642	- 47,510
		Classes													
	I	Investment	Investments	1,053,096	100,637	100,731	100,634	100,558	100,285	99,810	75,947	75,549	75,121	74,822	74,382
	D	Depreciation	Depreciation	4,502	2	-	-	-	-	-	-	-	-	-	4,500
	E	Employee Costs	Employee Costs	328,409	24,654	22,718	16,576	18,390	21,491	43,862	29,495	29,045	29,045	29,045	35,045
	IN	Insurance	Insurance	4,250	-	3,295	-	-	955	-	-	-	-	-	-
	MI	Materials & Contracts	Maintenance of Infrastruc	2,700	-	-	-	-	700	-	-	-	-	-	2,000
	MO	Materials & Contracts	Administration Expense	93,352	928	7,777	7,258	15,558	10,352	9,968	4,964	6,008	3,064	2,708	8,914
	O	Other	Governance	114,000	-	24,625	-	4,000	24,625	3,500	-	24,625	4,000	-	4,000
	PC	Professional Consultat	Professional Consultants	1,047,200	58,883	58,883	89,883	109,467	119,517	127,467	104,633	87,383	87,383	77,383	67,433
		Total Income		1,053,096	100,637	100,731	100,634	100,558	100,285	99,810	75,947	75,549	75,121	74,822	74,382
		Total Expend		1,594,414	84,467	117,298	113,717	147,415	177,639	190,680	144,096	146,018	126,436	109,493	121,893

TAMALA PARK REGIONAL COUNCIL

FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2008

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TAMALA PARK REGIONAL COUNCIL

FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2008

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

STATEMENT BY CHIEF EXECUTIVE OFFICER

The attached financial report of Tamala Park Regional Council being the annual financial report and other information for the financial year ended 30th June 2008 are in my opinion properly drawn up to present fairly the financial position of Tamala Park Regional Council at 30th June 2008 and the results of the operations for the financial year then ended in accordance with the Australian Accounting Standards and comply with the provisions of the Local Government Act 1995 and regulations under that Act.

Signed on the day of 2008.

R A (Rod) Constantine
Chief Executive Officer

TAMALA PARK REGIONAL COUNCIL

INCOME STATEMENT

BY NATURE OR TYPE

FOR THE YEAR ENDED 30TH JUNE 2008

	NOTE	2008 \$	2008 Budget \$	2007 \$
OPERATING REVENUES				
Interest Earnings	2(a)	1,221,534	1,055,089	667,478
Other Revenue		<u>5,644</u>	<u>0</u>	<u>0</u>
		1,227,178	1,055,089	667,478
OPERATING EXPENSES				
Employee Costs		(234,632)	(215,350)	(210,182)
Materials and Contracts				
Professional Consulting Fees		(44,630)	(357,000)	(61,736)
Other		(19,032)	(75,750)	(9,230)
Depreciation	2(a)	(3,221)	(2,000)	(83)
Insurance		(2,661)	(3,700)	(981)
Other Expenditure		<u>(42,766)</u>	<u>(117,300)</u>	<u>(53,133)</u>
		(346,942)	(771,100)	(335,345)
NET RESULT		<u>880,236</u>	<u>283,989</u>	<u>332,133</u>

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

TAMALA PARK REGIONAL COUNCIL

INCOME STATEMENT

BY PROGRAM

FOR THE YEAR ENDED 30TH JUNE 2008

	NOTE	2008 \$	2008 Budget \$	2007 \$
REVENUES FROM ORDINARY ACTIVITIES				
General Purpose Funding		1,227,023	1,055,089	667,478
Other Property and Services		155	0	0
	2 (a)	<u>1,227,178</u>	<u>1,055,089</u>	<u>667,478</u>
EXPENSES FROM ORDINARY ACTIVITIES EXCLUDING BORROWING COSTS EXPENSE				
Governance		(42,766)	(111,500)	(56,614)
Other Property and Services		<u>(304,176)</u>	<u>(659,600)</u>	<u>(278,731)</u>
	2 (a)	<u>(346,942)</u>	<u>(771,100)</u>	<u>(335,345)</u>
NET RESULT		<u><u>880,236</u></u>	<u><u>283,989</u></u>	<u><u>332,133</u></u>

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

TAMALA PARK REGIONAL COUNCIL

BALANCE SHEET

AS AT 30TH JUNE 2008

	NOTE	2008 \$	2007 \$
CURRENT ASSETS			
Cash and Cash Equivalents	3	17,300,828	16,676,987
Trade and Other Receivables	4	81,497	4,663
TOTAL CURRENT ASSETS		<u>17,382,325</u>	<u>16,681,650</u>
NON-CURRENT ASSETS			
Property, Plant and Equipment	6	17,414	3,107
TOTAL NON-CURRENT ASSETS		<u>17,414</u>	<u>3,107</u>
TOTAL ASSETS		<u>17,399,739</u>	<u>16,684,757</u>
CURRENT LIABILITIES			
Trade and Other Payables	6	22,736	131,186
Provisions	7	20,338	0
TOTAL CURRENT LIABILITIES		<u>43,074</u>	<u>131,186</u>
TOTAL LIABILITIES		<u>43,074</u>	<u>131,186</u>
NET ASSETS		<u>17,356,665</u>	<u>16,553,571</u>
EQUITY			
Retained Surplus		1,135,227	332,133
Contributed Equity	2(b)	16,221,438	16,221,438
TOTAL EQUITY		<u>17,356,665</u>	<u>16,553,571</u>

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

TAMALA PARK REGIONAL COUNCIL
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30TH JUNE 2008

	NOTE	2008 \$	2007 \$
RETAINED SURPLUS			
Balance as at 1 July 2007		332,133	0
Distribution to participants (Rates Equiv)		(77,142)	
Net Result		880,236	332,133
Balance as at 30 June 2008		<u>1,135,227</u>	<u>332,133</u>
CONTRIBUTED EQUITY			
Balance as at 1 July 2007		16,221,438	0
Contribution From Member Councils		0	16,341,438
Distribution to Member Councils		0	(120,000)
Balance as at 30 June 2008	2(b)	<u>16,221,438</u>	<u>16,221,438</u>
TOTAL EQUITY		<u><u>17,356,665</u></u>	<u><u>16,553,571</u></u>

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

**TAMALA PARK REGIONAL COUNCIL
CASH FLOW STATEMENT
FOR THE YEAR ENDED 30TH JUNE 2008**

	NOTE	2008 \$	2008 Budget \$	2007 \$
Cash Flows From Operating Activities				
Receipts				
Interest Earnings		1,145,200	1,055,089	664,509
Goods and Services Tax		7,692	40,000	5,904
Other		6,206	0	0
		<u>1,159,098</u>	<u>1,095,089</u>	<u>670,413</u>
Payments				
Employee Costs		(214,294)	(215,350)	(205,600)
Materials and Contracts		(7,482)	(75,750)	(7,626)
Professional Consulting Fees		(44,630)	(357,000)	(56,736)
Insurance		(2,661)	(3,700)	(981)
Goods and Services Tax		(8,754)	(40,000)	(7,598)
Other		(162,766)	(117,300)	(53,133)
		<u>(440,587)</u>	<u>(809,100)</u>	<u>(331,674)</u>
Net Cash Provided By (Used In) Operating Activities	8(b)	<u>718,511</u>	<u>285,989</u>	<u>338,739</u>
Cash Flows from Investing Activities				
Payments for Purchase of Property, Plant & Equipment		(17,528)	(26,000)	(3,190)
Net Cash Provided By (Used In) Investing Activities		(17,528)	(26,000)	(3,190)
Cash Flows from Financing Activities				
Contribution to be Returned		0	0	120,000
Contribution Returned			(120,000)	0
Distribution pt Retained surplus 07/08 (rates)		(77,142)		
Contributed Equity		0	0	16,221,438
Net Cash Provided By (Used In) Financing Activities		(77,142)	(120,000)	16,341,438
Net Increase (Decrease) in Cash Held		623,841	139,989	16,676,987
Cash at Beginning of Year		16,676,987	16,676,987	0
Cash and Cash Equivalents at the End of the Year	8(a)	<u><u>17,300,828</u></u>	<u><u>16,816,976</u></u>	<u><u>16,676,987</u></u>

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

**TAMALA PARK REGIONAL COUNCIL
RATE SETTING STATEMENT
FOR THE YEAR ENDED 30TH JUNE 2008**

Being a Regional Council with funding from equity contributed by members, no rates will be raised for the year ended 30 June 2009.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

1. SIGNIFICANT ACCOUNTING POLICIES

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

(a) Basis of Preparation

The financial report is a general purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended).

The report has also been prepared on the accrual basis under the convention of historical cost accounting as modified by the accounting treatment relating to the revaluation of financial assets and liabilities at fair value through profit and loss and certain classes of non-current assets.

Critical Accounting Estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances. The results of this experience and other factors combine to form the basis of making judgements about carrying values of assets and liabilities not readily apparent from other sources. Actual results may differ from these estimates.

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

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) Goods and Services Tax

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

(d) Cash and Cash Equivalents

Cash and cash equivalents in the balance sheet comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included as short-term borrowings in current liabilities on the balance sheet.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(e) Trade and Other Receivables

Trade receivables, which generally have 30 - 90 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, less any allowance for uncollectible amounts.

Collectibility of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(f) Inventories

General

Inventories are valued at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories held from trading are classified as current even if not expected to be realised in the next 12 months.

Land Held for Resale

Land purchased for development and/or resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development and interest incurred on the financing of that land during its development. Interest and holding charges incurred after development is complete are recognised as expenses.

Revenue arising from the sale of property is recognised in the Income Statement as at the time of signing a binding contract of sale.

Land held for resale is classified as current except where it is held as non-current based on Council's intention to release for sale.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Fixed Assets

Initial Recognition

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed includes the cost of all materials, direct labour and variable and fixed overheads.

Revaluation

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. For infrastructure and other asset classes where no active market exists, fair value is determined to be the current replacement cost of an asset less, where applicable, accumulated depreciation calculated on a basis to reflect the already consumed or expired future economic benefits.

Those assets carried at a revalued amount, being their fair value at the date of revaluation less any subsequent accumulated depreciation and accumulated impairment losses, are to be revalued with sufficient regularity to ensure the carrying amount does not differ significantly from that determined using fair value at reporting date.

Land under Roads

Land under roads is excluded from infrastructure in accordance with the transition arrangements available under AASB 1045 and in accordance with legislative requirements.

(h) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are separately and 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:

Computer Equipment	4 years
Printers, Photocopiers and Scanners	5 years
Furniture and Equipment	4 to 10 years
Floor Coverings	8 years
Phones and Faxes	6 to 7 years
Plant and Equipment	5 to 15 years
Infrastructure	30 to 50 years

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(i) Investments and Other Financial Assets

Classification

Council classifies its investments in the following categories: financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and, in the case of assets classified as held-to-maturity, re-evaluates this designation at each reporting date.

(i) Financial assets at fair value through profit and loss

Financial assets at fair value through profit or loss are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short term. Derivatives are classified as held for trading unless they are designated as hedges. Assets in this category are classified as current assets.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for those with maturities greater than 12 months after the balance sheet date which are classified as non-current assets. Loans and receivables are included in trade and other receivables in the balance sheet.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Council's management has the positive intention and ability to hold to maturity. If Council were to sell other than an insignificant amount of held-to-maturity financial assets, the whole category would be tainted and reclassified as available-for-sale. Held-to-maturity financial assets are included in non-current assets, except for those with maturities less than 12 months from the reporting date, which are classified as current assets.

(iv) Available-for-sale financial assets

Available-for-sale financial assets, comprising principally marketable equity securities, are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless management intends to dispose of the investment within 12 months of the balance sheet date. Investments are designated as available-for-sale if they do not have fixed maturities and fixed or determinable payments and management intends to hold them for the medium to long term.

Recognition and derecognition

Regular purchases and sales of financial assets are recognised on trade-date – the date on which Council commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value and transaction costs are expensed in the income statement. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and Council has transferred substantially all the risks and rewards of ownership.

When securities classified as available-for-sale are sold, the accumulated fair value adjustments recognised in equity are included in the income statement as gains and losses from investment securities.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(i) Investments and Other Financial Assets (Continued)

Subsequent measurement

Loans and receivables and held-to-maturity investments are carried at amortised cost using the effective interest method.

Available-for-sale financial assets and financial assets at fair value through profit and loss are subsequently carried at fair value. Gains or losses arising from changes in the fair value of the financial assets at fair value through profit or loss category are presented in the income statement within other income or other expenses in the period in which they arise. Dividend income from financial assets at fair value through profit and loss is recognised in the income statement as part of revenue from continuing operations when Council's right to receive payments is established. Changes in the fair value of other monetary and non-monetary securities classified as available-for-sale are recognised in equity.

Impairment

Council assesses at each balance date whether there is objective evidence that a financial asset or group of financial assets is impaired. In the case of equity securities classified as available-for-sale, a significant or prolonged decline in the fair value of a security below its cost is considered as an indicator that the securities are impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss- measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in profit or loss – is removed from equity and recognised in the income statement. Impairment losses recognised in the income statement on equity instruments classified as available-for-sale are not reversed through the income statement.

(j) Estimation of Fair Value

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement or for disclosure purposes.

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. Council uses a variety of methods and makes assumptions that are based on market conditions existing at each balance date. These include the use of recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, and option pricing models making maximum use of market inputs and relying as little as possible on entity-specific inputs.

Quoted market prices or dealer quotes for similar instruments are used for long-term debt instruments held. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The nominal value less estimated credit adjustments of trade receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Council for similar financial instruments.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Impairment

In accordance with Australian Accounting Standards the Council's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an estimate of the recoverable amount of the asset is made in accordance with AASB 136 *'Impairment of Assets'* and appropriate adjustments made.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the Income Statement.

For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset.

(l) Trade and Other Payables

Trade and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the local government prior to the end of the financial year that are unpaid and arise when the Municipality becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

(m) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the local government has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Council expects to pay and includes related on-costs.

(ii) Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where Council does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

(n) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(o) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

(p) Leases

Leases of fixed assets, where substantially all the risks and benefits incidental to the ownership of the asset, but not legal ownership, are transferred to the company, are classified as finance leases. Finance leases are capitalised recording an asset and a liability equal to the present value of the minimum lease payments, including any guaranteed residual value. Leased assets are amortised over their estimated useful lives. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Lease payments under operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred.

(q) Joint Venture

Any interest in a joint venture would be recognised in the financial statements by including its share of any assets, liabilities, revenues and expenses of the joint venture within the relevant items reported in the Balance Sheet and Income Statement.

(r) Rates, Grants, Donations and Other Contributions

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.

(s) Superannuation

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(t) Rounding Off Figures

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

(u) Comparative Figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

(v) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non-current based on Council's intentions to release for sale.

Appendix
TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(w) New Accounting Standards and Interpretations

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet effective have not been adopted by the Council for the annual reporting period ending 30 June 2008.

Council's assessment of these new standards and interpretations is set out below:

	Title and Topic	Issued	Applicable (*)	Impact
(i)	AASB-I 12 Service Concession Arrangements, AASB 2007-1 Amendments to Australian Accounting Standards arising from AASB Interpretation 12, revised UIG 4 Determining whether an Arrangement contains a Lease and revised UIG 129 Service Concession Arrangements:	February 2007	1 January 2008	Nil – Council is not party to any Service Concession Arrangements.
(ii)	AASB 8 Operating Segments and AASB 2007-3 Amendments to Australian Accounting Standards arising from AASB 8	February 2007	1 January 2009	Nil – The Standard is not applicable to not-for-profit entities.
(iii)	Revised AASB 123 Borrowing Costs and AASB 2007-6 Amendments to Australian Accounting Standards arising from AASB 123 [AASB 1, AASB 101, AASB 107, AASB 111, AASB 116 & AASB 138 and Interpretations 1 & 12]	June 2007	1 January 2009	Nil – The revised Standard has removed the option to expense all borrowing costs and, when adopted, will require the capitalisation of all borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset. There will be no impact on the financial report of the Council as the council already capitalises borrowing costs relating to qualifying assets.

Appendix
TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(w) New Accounting Standards and Interpretations (Continued)

Title and Topic	Issued	Applicable (*)	Impact
(iv) AASB-I 13 Customer Loyalty Progr	August 2007	1 July 2008	Nil – Council has no Customer Loyalty Programmes.
(v) AASB-I 14 The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction	August 2007	1 January 2008	Nil – The Interpretation provides guidance on the maximum amount that may be recognised as an asset in defined benefit plans. Council does not currently contribute to any defined benefit plans. Consequently, there is not expected to be any impact on the financial statements.
(vi) Revised AASB 101 Presentation of Financial Statements and AASB 2007-8 Amendments to Australian Accounting Standards arising from AASB 101 and AASB 2007-10 Further Amendments to Australian Accounting Standards arising from AASB 101	September 2007 and December 2007	1 January 2009	Nil – The revised Standard requires the presentation of a Statement of comprehensive income and makes changes to the Statement of changes in equity, but will not affect any of the amounts recognised in the financial statements. If Council has made a prior period adjustment or has reclassified items in the financial statements, it is likely it will need to disclose a third balance sheet (Statement of financial position), being as at the beginning of the comparative period.
(vii) AASB 1049 Whole of Government and General Government Sector Financial	October 2007	1 July 2008(+)	Nil – The Standard is not applicable to Local Governments.

Appendix
TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(w) New Accounting Standards and Interpretations (Continued)

Title and Topic	Issued	Applicable (*)	Impact
(viii) AASB 1050 Administered Items: AASB 1051 Land Under Roads, AASB 1052 Disaggregated Disclosures, revised AASB 1004 Contributions, AASB 2007-9 Amendments to Australian Accounting Standards arising from the review of AAS 27, AAS 29 and AAS 31 and revised interpretation 1038 Contributions by Owners Made to Wholly-Owned Public Sector Entities	December 2007	1 July 2008(+)	<ul style="list-style-type: none"> • AASB 1050 is only applicable to Government departments and will have no impact on Council. • AASB 1051 will allow Council to recognise or not recognise land under roads acquired before 30 June 2008. Land under roads acquired after 30 June 2008 must be recognised. Current legislation requires local governments not to recognise land under roads in many circumstances. • AASB 1052 requires disclosure of financial information by function or activity. Council already provides this information so there will be no additional impact on the financial statements. • AASB 1004 requires contributions made to Council to be recognised at fair value when they are controlled and to be appropriately disclosed. Council already accounts for contributions in this manner so there will be no additional impact on the financial statements.

Notes:

(*) - Applicable to reporting periods commencing on or after the given date.

(+) - Applicable to not-for-profit and/or public sector entities only.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

2. REVENUES AND EXPENSES	2008	2007
	\$	\$
(a) Result from Ordinary Activities		
The Result from Ordinary Activities includes:		
(i) Charging as an Expense:		
Auditors Remuneration		
- Audit	6,050	5,000
- Other Services		
Depreciation		
Furniture and Equipment	3,221	83
	<u>3,221</u>	<u>83</u>
(ii) Crediting as Revenue:		
	2008	2008
	\$	Budget
		\$
Interest Earnings		
Investments	1,221,534	1,055,089
- Other Funds		667,478
	<u>1,221,534</u>	<u>1,055,089</u>
	<u>1,221,534</u>	<u>667,478</u>

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

2. REVENUES AND EXPENSES (Continued)

(b) 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 the 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, 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.

The participation of the member councils is as follows:

Council	Contributed Equity 2007	Surplus Distribution	Total
Town of Victoria Park	1,361,787	(10,000)	1,351,787
City of Perth	1,361,787	(10,000)	1,351,787
Town of Cambridge	1,361,787	(10,000)	1,351,787
City of Joondalup	2,723,573	(20,000)	2,703,573
City of Wanneroo	2,723,573	(20,000)	2,703,573
Town of Vincent	1,361,787	(10,000)	1,351,787
City of Stirling	5,447,146	(40,000)	5,407,146
TOTAL	16,341,439	(120,000)	16,221,439

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

	2008	2007
	\$	\$
3. CASH AND CASH EQUIVALENTS		
Unrestricted	17,300,828	16,676,987
Restricted	<u>0</u>	<u>0</u>
	<u><u>17,300,828</u></u>	<u><u>16,676,987</u></u>
4. TRADE AND OTHER RECEIVABLES		
	2008	2007
	\$	\$
Current		
Interest Receivable	78,935	2,969
Accounts Receivable Other	500	0
Accommodation Bond - CoS	1,000	0
GST Receivable	<u>1,062</u>	<u>1,694</u>
	<u><u>81,497</u></u>	<u><u>4,663</u></u>
5. PROPERTY, PLANT AND EQUIPMENT		
Furniture and Equipment - Cost	20,718	3,190
Less Accumulated Depreciation	<u>(3,304)</u>	<u>(83)</u>
	<u><u>17,414</u></u>	<u><u>3,107</u></u>
	<u><u>17,414</u></u>	<u><u>3,107</u></u>

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

5a. PROPERTY, PLANT AND EQUIPMENT (Continued)

Movements in Carrying Amounts

The following represents the movement in the carrying amounts of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Furniture & Equipment \$	Total \$
Balance as at 1 July 2007	3,107	3,107
Additions	17,528	17,528
Depreciation (Expense)	(3,221)	(3,221)
Balance as at 30 June 2008	<u>17,414</u>	<u>17,414</u>

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

	2008	2007
	\$	\$
6. TRADE AND OTHER PAYABLES		
Current		
Sundry Creditors	7,749	5,440
Surplus Distribution	0	120,000
PAYG Liability	9,188	1,164
Accrued Salaries and Wages	5,799	4,582
	<u>22,736</u>	<u>131,186</u>
	<u>22,736</u>	<u>131,186</u>
7. PROVISIONS		
Current		
Provision for Annual Leave	20,338	0
	<u>20,338</u>	<u>0</u>
	<u>20,338</u>	<u>0</u>

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

8. NOTES TO THE CASH FLOW STATEMENT

(a) Reconciliation of Cash

For the purposes of the cash flow statement, cash includes cash on hand and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the balance sheet as follows:

	2008 \$	2008 Budget \$	2007 \$
Cash and Cash Equivalents	<u>17,300,828</u>	<u>16,816,976</u>	<u>16,676,987</u>

(b) Reconciliation of Net Cash Provided By Operating Activities to Net Result

Net Result	880,236	283,989	332,133
Depreciation	3,221	2,000	83
(Increase)/Decrease in Receivables	(76,834)	0	(4,663)
Increase/(Decrease) in Payables	(108,450)	0	6,604
Increase/(Decrease) in Employee Provisions	20,338	0	4,582
Net Cash from Operating Activities	<u><u>718,511</u></u>	<u><u>285,989</u></u>	<u><u>338,739</u></u>

(c) Undrawn Borrowing Facilities
Credit Standby Arrangements

Bank Overdraft limit	0	0
Bank Overdraft at Balance Date	0	0
Credit Card limit	0	0
Credit Card Balance at Balance Date	0	0
Total Amount of Credit Unused	<u><u>0</u></u>	<u><u>0</u></u>

Loan Facilities

Loan Facilities - Current	0	0
Loan Facilities - Non-Current	0	0
Total Facilities in Use at Balance Date	<u><u>0</u></u>	<u><u>0</u></u>

Unused Loan Facilities at Balance Date	<u><u>0</u></u>	<u><u>0</u></u>
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9. TOTAL ASSETS CLASSIFIED BY FUNCTION AND ACTIVITY

General Purpose Funding	80,497	2,969
Other Property and Services	18,414	4,951
Unallocated	17,300,828	16,676,837
	<u><u>17,399,739</u></u>	<u><u>16,684,757</u></u>

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

	2008	2007	2006
10. FINANCIAL RATIOS			
Current Ratio	403.546	1491.297	0.000
Untied Cash to Trade Creditors Ratio	2232.653	1490.880	0.000
Debt Ratio	0.002	0.010	0.000
Debt Service Ratio	0.000	0.000	0.000
Gross Debt to Revenue Ratio	0.000	0.000	0.000
Gross Debt to Economically Realisable Assets Ratio	0.000	0.000	0.000
Rate Coverage Ratio	0.000	0.000	0.000
Outstanding Rates Ratio	0.000	0.000	0.000

The above ratios are calculated as follows:

Current Ratio	$\frac{\text{Current assets minus restricted current assets}}{\text{Current liabilities minus liabilities associated with restricted assets}}$
Untied Cash to Trade Creditors Ratio	$\frac{\text{Untied cash}}{\text{Unpaid trade creditors}}$
Debt Ratio	$\frac{\text{Total liabilities}}{\text{Total assets}}$
Debt Service Ratio	$\frac{\text{Debt Service Cost (Principal \& Interest)}}{\text{Available operating revenue}}$
Gross Debt to Revenue Ratio	$\frac{\text{Gross debt}}{\text{Total revenue}}$
Gross Debt to Economically Realisable Assets Ratio	$\frac{\text{Gross debt}}{\text{Economically realisable assets}}$
Rate Coverage Ratio	$\frac{\text{Net rate revenue}}{\text{Operating revenue}}$
Outstanding Rates Ratio	$\frac{\text{Rates outstanding}}{\text{Rates collectable}}$

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2008**

11. INFORMATION ON BORROWINGS

The Regional Council has no borrowings for the period ended 30 June 2008.

Overdraft

The Regional Council has no overdraft facility now was an overdraft facility utilised in the 2007/08 year.

12. RESERVES

The Regional Council has no Reserve Funds set aside for specific purposes.

13. RATING INFORMATION - 2007/08 FINANCIAL YEAR

Being a Regional Council, no rates were raised during the year ended 30 June 2008.

14. SERVICE CHARGES

No Service Charges were raised during the year ended 30 June 2008.

15. DISCOUNTS, INCENTIVES, CONCESSIONS & WRITE -OFFS - 2007/08 FINANCIAL YEAR

There were no discounts, incentives, concessions or write-offs during the year ended 30 June 2008.

16. TRUST

The Regional Council does not hold any funds in trust on behalf of third parties.

17. MAJOR LAND TRANSACTIONS

No Major Land Transactions occurred during the year 2007/08.

18. TRADING UNDERTAKINGS AND MAJOR TRADING UNDERTAKINGS

Council did not participate in any trading undertakings or major trading undertakings during the 2007/08 financial year.

**TAMALA PARK REGIONAL COUNCIL
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19. COUNCILLORS' REMUNERATION	2008 \$	2008 Budget \$	2007 \$
The following fees, expenses and allowances were paid to council members and/or the president.			
Meeting Fees	39,016	91,000	5,978
Mayoral Allowance	3,000	12,000	0
Deputy Mayoral Allowance	750	3,000	0
Travelling Expenses	0	0	816
Composite Allowance		0	45,650
	<u>42,766</u>	<u>106,000</u>	<u>52,444</u>

20. EMPLOYEES' REMUNERATION

Set out below, in bands of \$10,000, is the number of employees of the Shire entitled to an annual salary of \$100,000 or more.

Salary Range \$	2008	2007
150,000 - 159,999	1	1

21. EMPLOYEE NUMBERS

The number of full-time equivalent employees at balance date

2008	2007
<u>2</u>	<u>2</u>

**TAMALA PARK REGIONAL COUNCIL
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35. FINANCIAL RISK MANAGEMENT

Council's activities expose it to a variety of financial risks including price risk, credit risk, liquidity risk and interest rate risk. The Council's overall risk management focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance area under policies approved by the Council.

The Council held the following financial instruments at balance date:

	Carrying Value		Fair Value	
	2008	2007	2008	2007
	\$	\$	\$	\$
Financial Assets				
Cash and cash equivalents	17,300,828	16,676,988	17,300,828	16,676,988
Receivables	81,497	4,663	81,497	4,663
	<u>17,382,325</u>	<u>16,681,651</u>	<u>17,382,325</u>	<u>16,681,651</u>
Financial Liabilities				
Payables	22,736	131,186	22,736	131,186
	<u>22,736</u>	<u>131,186</u>	<u>22,736</u>	<u>131,186</u>

Fair value is determined as follows:

- Cash and Cash Equivalents, Receivables, Payables – estimated to the carrying value which approximates net market value.
- Borrowings, Held-to-Maturity Investments – estimated future cash flows discounted by the current market interest rates applicable to assets and liabilities with similar risk profiles.
- Financial Assets at Fair Value through profit and loss, Available for Sale Financial Assets – based on quoted market prices at the reporting date or independent valuation.

**TAMALA PARK REGIONAL COUNCIL
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FOR THE YEAR ENDED 30TH JUNE 2008**

35. FINANCIAL RISK MANAGEMENT (Continued)

(a) Cash and Cash Equivalents

Financial assets at fair value through profit or loss

Available-for-sale financial assets

Held-to-maturity investments

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital. The finance area manages the cash and investments portfolio with the assistance of independent advisers (where applicable). Council has an investment policy and the policy is subject to review by Council. An Investment Report is provided to Council on a monthly basis setting out the make-up and performance of the portfolio.

The major risk associated with investments is price risk – the risk that the capital value of investments may fluctuate due to changes in market prices, whether these changes are caused by factors specific to individual financial instruments of their issuers or factors affecting similar instruments traded in a market.

Cash and investments are also subject to interest rate risk – the risk that movements in interest rates could affect returns.

Another risk associated with cash and investments is credit risk – the risk that a contracting entity will not complete its obligations under a financial instrument resulting in a financial loss to Council.

Council manages these risks by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees. Council also seeks advice from independent advisers (where applicable) before placing any cash and investments.

	30-Jun-08	30-Jun-07
	\$	\$
Impact of a 10% (*) movement in price of investments:		
- Equity	1,694,479	1,093,255
- Income Statement	1,694,479 (+)	1,093,255 (+)
Impact of a 1% (*) movement in interest rates on cash and investments:		
- Equity	16,945	10,933
- Income Statement	16,945	10,933

Notes:

(*) Sensitivity percentages based on management's expectation of future possible market movements.

Recent market volatility has seen large market movements for certain types of investments.

(+) Maximum impact.

**TAMALA PARK REGIONAL COUNCIL
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35. FINANCIAL RISK MANAGEMENT (Continued)

(b) Receivables

Council's major receivables comprise interest revenue. Credit risk on interest revenue is minimised by restricting the deposit of cash in Authorised Deposit taking Institutions which are subject to Prudential Standards and criteria under the Banking Act 1959.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subject to a re-negotiation of repayment terms.

The profile of the Council's credit risk at balance date was:

	30-Jun-08	30-Jun-07
Percentage of Receivables		
- Current	100.00%	100.00%
- Overdue	0.00%	0.00%

**TAMALA PARK REGIONAL COUNCIL
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35. FINANCIAL RISK MANAGEMENT (Continued)

(c) Payables

Borrowings

Payables and borrowings are both subject to liquidity risk – that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Payment terms can be extended and overdraft facilities drawn upon if required.

The contractual undiscounted cash flows of Council's Payables and Borrowings are set out in the Liquidity Sensitivity Table below

	Due within 1 year \$	Due between 1 & 5 years \$	Due after 5 years \$	Total contractual cash flows \$	Carrying values \$
<u>2008</u>					
Payables	22,736	0	0	22,736	0
	<u>22,736</u>	<u>0</u>	<u>0</u>	<u>22,736</u>	<u>0</u>
<u>2007</u>					
Payables	131,186	0	0	131,186	0
	<u>131,186</u>	<u>0</u>	<u>0</u>	<u>131,186</u>	<u>0</u>