

**TAMALA PARK
REGIONAL COUNCIL**

Meeting of Council

AGENDA

**Thursday 13 August 2009
City of Stirling, 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 at the City of Stirling, 25 Cedric Street, Stirling, at 5.30pm on Thursday 13 August 2009.

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 Michele Rosano 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 – 18 June 2009

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 – 10 August 2009

9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.13)

9.1 BUSINESS REPORT – PERIOD ENDING 31 JULY 2009

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 2009 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. Since the last Council meeting there have been:
 - Two meetings of the Project Control Group (looking at details of the structure plan and timetable);
 - One Project Steering Committee meetings;
 - One CEO Performance Review Committee meetings (appointment of new CEO); and
 - One Audit Committee meeting.

Formal minutes of all committees have been kept and distributed.

In addition to the above the CEO employment process has engaged the panel appointed by the Council together with consultant Gerard Daniels through a

number of meetings and interviews of candidates following advertising according to a schedule approved by the Council on 18 June 2009.

Several meetings have been held with representatives of the MRC concerning the MRC strategic plan for future use of the landfill site on the southern portion of the local authority joint landholding.

Negotiations have been continuing with:

- Crown Castle with respect to the telecommunications tower on MRC land;
- Western Power with respect to the co-location of substation facilities to service the TPD and the wider region;
- MRWA with regard to traffic transport matters;
- Coastal conservation reserve management Committee;
- MRWA with respect to acquisition of Lot 807 Neerabup Road and redesign of freeway interchange infrastructure;
- WAPC with regard to land acquisition, adjustment of the MRS to accommodate proposals contained in the TPRC Structure Plan and joint application requirements for submission of the TPRC Structure Plan to City of Wanneroo.

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF JUNE 2009 AND JULY 2009

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 of Financial Activity for the months ending 30 June 2009 and 31 July 2009.

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 2009
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.

Variances at 30 June 2009 exceeding 10% were experienced in relation to the following:

Employee Costs	The budget anticipated employment of a project manager from January 2009. The appointment of this additional staff member was not made during the year.
Insurance	Following a refund of some premium in respect of works compensation liability in 2007/08 the allocation for insurance in 2008/09 is under spent, however, the amount is not material - \$601.
Materials & Contracts Other	This classification covers a variety of expenditures. The principle reductions and expenditure for the year relate to publications and promotional materials.
Materials & Contracts MTC	Expenditures relate to maintenance of assets. Provision was made for the contingency of additional firebreaks and protection measures relating to the land. In the event these expenditures have not been necessary.
Other	This classification includes governance expenditure. Provision was made in the year for conferences and other minor contingencies. There was no requirement to meet operating expenditures of this nature.
Professional Consultant Fees	There is an under expenditure of fees for the year. Approximately \$100,000 fees will be carried forward for committed work for 2008/09. Provision for consultancies relative to work following submission of the structure plan were provided and will be carried forward to 2009/10.

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

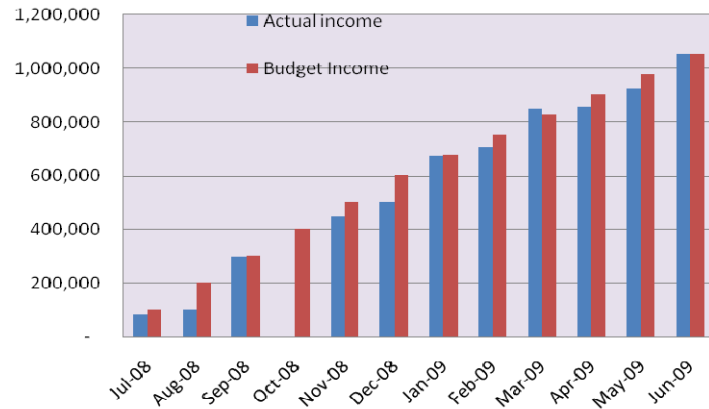
Financial Snapshot as at 30 June 2009

	Jul '08 – Jun 09	Budget	\$ Over + (- under) Budget	% of Budget	Annual Budget
Revenue					
Interest Earnings	1,054,192.89	1,053,095.00	1,097.89	100.1%	1,053,095.00
Other Revenue	680.50				
Total Revenue	1,054,873.39	1,053,095.00	1,778.39	100.17%	1,053,095.00
Expenses					
Depreciation	-4,847.00	-4,502.00	-345.00	107.66%	-4,502.00
Employee Costs	-263,453.17	-328,414.00	64,960.83	80.22%	-328,414.00
Insurance	-3,649.00	-4,250.00	601.00	85.86%	-4,250.00
Materials & Contracts MTC	-527.27	-2,700.00	2,172.73	19.53%	-2,700.00
Materials & Contracts Other	-29,537.61	-93,348.00	63,810.39	31.64%	-93,348.00
Other	-98,500.35	-114,000.00	15,499.65	86.4%	-114,000.00
Professional/Consultant Fees	-642,044.96	-1,047,200.00	405,155.04	61.31%	-1,047,200.00
Total Expenses	-1,042,559.36	-1,594,414.00	551,854.64	65.39%	-1,594,414.00
Unclassified	0.00	0.00	0.00	0.0%	0.00
TOTAL	12,314.03	-541,319.00	553,633.03	-2.28%	-541,319.00

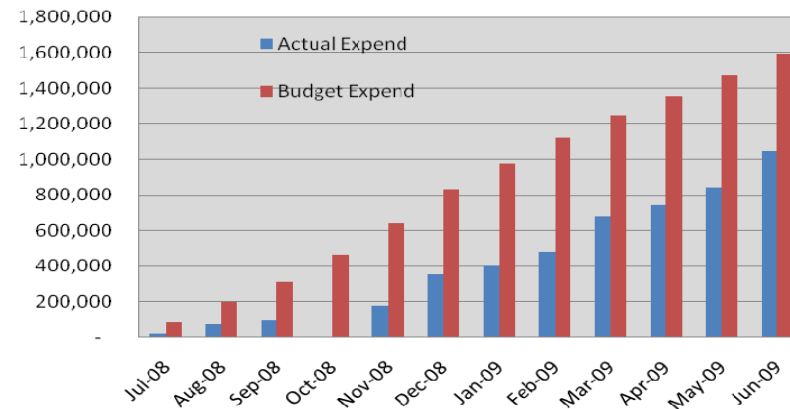
Balance Sheet Summary as at 30 June 2009

Balance Sheet Summary	Jun-08	Dec-08	Mar-09	Jun-09
Cash at bank	17,300,798	17,585,972	17,512,401	17,342,484.07
Accounts receivable	79,435	404	96	46,925.28
Other Current Assets	1,030	1,030	1,030	1,030.00
Total Current assets	17,381,263	17,587,406	17,513,335	17,390,439
Fixed Assets	17,414	17,414	17,414.23	14,918.05
Total Assets	17,398,677	17,604,820	17,530,749.72	17,405,357.40
Less Current Liabilities	42,012	99,574	9,830.88	109,628.55
Net Assets	17,356,665	17,505,247	17,520,919	17,295,729

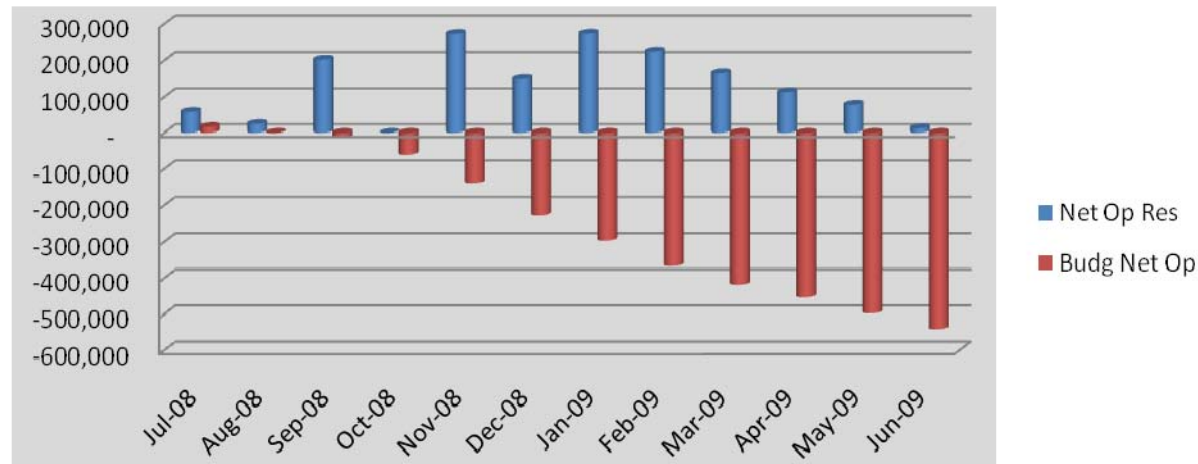
YTD Income V Budget by Month



YTD Exp V Budget by Mnth

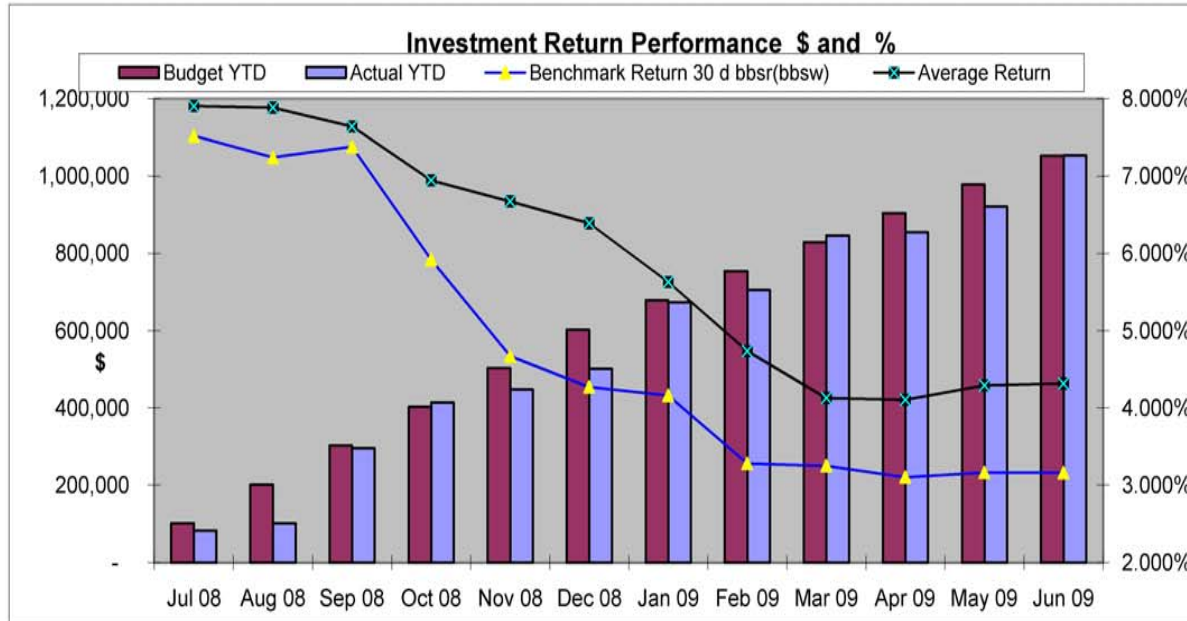


YTD Net Operating V YTD Net Operating



**Tamala Park Regional Council
Investment Summary July 2008 through June 2009**

	Jul 08	Aug 08	Sep 08	Oct 08	Nov 08	Dec 08	Jan 09	Feb 09	Mar 09	Apr 09	May 09	Jun 09
Budget I032030 · Interest on Investment	100,637	100,731	100,634	100,558	100,285	99,810	75,947	75,549	75,121	74,822	74,619	74,382
Actual I032030 · Interest on Investment	82,280	18,495	194,674	118,401	34,107	53,146	171,951	32,216	141,505.61	8,316.13	66,676.60	132,426
Budget YTD	100,637	201,368	302,002	402,560	502,845	602,655	678,602	754,151	829,272	904,094	978,713	1,053,095
Actual YTD	82,280	100,775	295,449	413,850	447,956	501,102	673,053	705,269	846,775	855,091	921,767.24	1,054,193
Invested Funds												
A(-1+) A01102 · At Call	25,685	123,847	286,727	274,991	199,491	91,317	3,382	112,410	129,312	372,241	282,936.21	47,974.01
A(-1+) A01106 · Fixed Term Deposits	17,413,755	17,273,512	17,292,043	17,408,980	17,442,138	17,480,700	17,652,586	17,464,690	17,382,580	17,085,964	17,151,945	17,236,866
Actual Invest 08-09	17,439,440	17,397,359	17,578,770	17,683,971	17,641,629	17,572,017	17,655,968	17,577,101	17,511,891	17,458,205	17,434,881	17,284,840
Benchmark Return 30 d bbsr(bbsw)	7.518%	7.242%	7.380%	5.920%	4.670%	4.270%	4.160%	3.280%	3.250%	3.103%	3.163%	3.160%
Benchmark Return 60 d bbsr(bbsw)	7.628%	7.230%	7.352%	5.750%	4.650%	4.300%	4.250%	3.350%	3.350%	3.090%	3.158%	3.312%
Average Return	7.904%	7.885%	7.642%	6.947%	6.674%	6.390%	5.630%	4.736%	4.128%	4.105%	4.290%	4.315%



9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF JUNE 2009 AND JULY 2009

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 the month of June 2009 and July 2009:

Month ending 30 June 2009 (Total \$198,384.30)

Month ending 31 July 2009 (Total \$164,384.30)

Total Paid \$363,331.55

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 2009 and 31 July 2009.

Relevant Documents

Appendix: Cheque Detail for Months Ending 30 June 2009 and 31 July 2009
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.

Agenda TPRC Meeting of Council – 13 August 2009

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 Summary Payment List

Date	Name	June 2009 Description	Amount
02/06/2009	Westpac Bank	Bank Service Fees _ June 2009	-24.50
04/06/2009	Syrinx	Invoices 0828-006 & 0828-007	-18,972.80
04/06/2009	Kylie Jeffs	Wages for KJ for period 21/5/09 to 3/6/09	-1,169.68
04/06/2009	Rod A Constantine	Wages for RC for period 21/5/09 to 3/6/09	-2,460.01
04/06/2009	WALGSP	Superannuation contribution for period 21/5/09 to 3/6/09	-4,322.71
04/06/2009	WALGA	Advertising of Special Council meeting 14 May 2009	-489.49
04/06/2009	R A Constantine	Reimbursements to RAC for parking & dodo wireless broadl	-155.85
11/06/2009	Gerard Daniels	Professional services recruitment of Chief Executive Officer	-16,500.00
18/06/2009	Kylie Jeffs	Wages for KJ for period 4/6/09 to 17/6/09	-1,169.68
18/06/2009	Rod A Constantine	Wages for RC for period 4/6/09 to 17/6/09	-2,460.01
18/06/2009	WALGSP	Superannuation contribution for period 4/6/09 to 17/6/09	-4,322.71
18/06/2009	Haines Norton	Accounting services for May & June 2009	-1,320.00
18/06/2009	Telstra	Usage charges to 27/5/09 & services and equipment rental	-121.68
18/06/2009	City of Stirling	Hire of MR1 SCC for PCG meeting	-74.00
18/06/2009	R A Constantine	Reimbursement for wine for gifts to presenters at TPRC me	-47.98
18/06/2009	TPG Town Planning & Urban Design	Syrinx/Uloth/Tabec/Creating Communities & TPG Compone	-60,829.91
18/06/2009	TPG Town Planning & Urban Design	Uloth GST component from invoice 25417	-1,679.90
30/06/2009	City of Joondalup - Supplier	DistRatesEquiv0809	-12,208.39
30/06/2009	City of Perth - Supplier	DistRatesEquiv0809	-6,104.20
30/06/2009	City of Stirling	DistRatesEquiv0809	-24,416.79
30/06/2009	City of Wanneroo - Supplier	DistRatesEquiv0809	-12,208.39
30/06/2009	Town of Cambridge - supplier	DistRatesEquiv0809	-6,104.20
30/06/2009	Town of Victoria Park - Supplier	DistRatesEquiv0809	-6,104.20
30/06/2009	Town of Vincent - supplier	DistRatesEquiv0809	-6,104.20
30/06/2009	Kyocera Mita	Photocopying - Mono and colour for period May 2009	-145.09
30/06/2009	Syrinx	3 payments EMP, Priority Flora Survey, Priority Flora & Fau	-8,908.63
30/06/2009	City of Stirling	Rental & Electricity for MR3 SCC for August 2009	-396.48
30/06/2009	R A Constantine	Reimbursement for parking, milk, tea bags, sugar & coffee	-125.77
			-198,947.25

**Tamala Park Regional Council
Summary Payment List**

Date	Name	July 2009 Description	Amount
01/07/2009	Westpac	Bank fees for Cheque AC 193565 July 2009	-22.00
02/07/2009	TPG Town Planning & Urban Design	VOID: Uloth component only from invoice 25417	0.00
02/07/2009	Amcom	ADSL direct for period 1/7/09 to 1/8/09	-79.00
02/07/2009	City of Stirling	Rental MR1 SCC for August 2009 (PCG meeting & CEO Group meeting) Office Telephones & Faxes -	-148.00
02/07/2009	Telstra	Usage charges to 27 June 2009 & services & equipment rental	-116.88
02/07/2009	TPG Town Planning & Urban Design	Syrinx/Creating Communities/Tabec/TPG Direct Component - Liaise with TPRC, prep & attend PCG mee...	-34,378.78
02/07/2009	WALGA	WALGA Associate Membership	-2,200.00
02/07/2009	TPG Town Planning & Urban Design		-16,799.00
16/07/2009	LGIS Insurance Broking	Personal Accident Cover & Councillor/Officers Liability Cover Total contribution 2009/10, first instalment contribution for	-2,299.00
16/07/2009	LGIS Property	period 30 June 2009-30 June 2010, ...	-1,393.08
16/07/2009	Kylie Jeffs	KJ wages for period 18 June 2009 to 1 July 2009	-1,169.68
16/07/2009	Kylie Jeffs	KJ wages for period 2 July 2009 to 15 July 2009	-1,169.68
16/07/2009	Rod A Constantine	RC wages for period 18 June 2009 to 1 July 2009 (100% salary sacrifice)	0.00
16/07/2009	Rod A Constantine	RC wages for period 2 July 2009 to 15 July 2009 (100% salary sacrifice)	0.00
16/07/2009	WALGSP	Superannuation contribution for period 18 June 2009 to 15 July 2009	-15,237.44
20/07/2009	Westpac	Audit Fee	-50.00
23/07/2009	TPG Town Planning & Urban Design	Fee for work carried out on TPRC structure plan up to 29 May 2009, including an additional fee f...	-20,989.10
23/07/2009	City of Stirling	MR1 SCC booking for meeting with Chairman/TPG re: MRWA 29 July 2009	-57.00
30/07/2009	Rod A Constantine	Salary RC for period 16/7/09 to 29/7/09	0.00
30/07/2009	Kylie Jeffs	KJ wages for period 16/7/09 to 29/7/09	-1,249.28
30/07/2009	Amcom	ADSL Direct for period 1/8/09 to 1/9/09	-79.00
30/07/2009	Gerard Daniels	Reference 15884 & 15893	-16,726.27
30/07/2009	Kyocera Mita	Colour & Black/White copying charges for June 2009	-127.21
30/07/2009	R A Constantine	Reimbursement for stamps & parking (17/7/09) Liaison with TPRC, preparation of structure plan options, ongoing liaison and meetings with TPRC...	-16.00
30/07/2009	TPG Town Planning & Urban Design		-32,516.00
30/07/2009	Woodhouse Legal	New CEO employment contract	-5,651.25
30/07/2009	City of Stirling	Rent & Electricity charges for MR3 SCC for September 2009	-415.36
30/07/2009	Reckon	QuickBooks Premier 2009/10 Direct Subscription	-575.00
30/07/2009	Kylie Jeffs	Backpay KJ wages for period 2/7/09 to 15/7/09	-105.60
30/07/2009	WALGSP	Superannuation for period 16/7/09 to 29/7/09	-7,637.73
			-161,207.34

9.4 STRUCTURE PLAN – CONSULTANTS REPORT FOR THE PERIOD ENDING 7 AUGUST 2009

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 18.121.624

Recommendation

1. That the report from TPG on consultant activity relative to structure planning for the period ending 7 August 2009 be RECEIVED.
2. That the Council NOTE that work to end of July 2009 is in accordance with the time program and project phases listed for the TPD structure planning project except that the formal submission of the Structure Plan was deferred from the 18 June 2009 meeting to facilitate participant local authorities reviewing and providing comments on the Structure Plan.

Voting Requirements

Simple Majority

Report Purpose

To provide the Council with an update of consultant activity relative to the TPD structure plan program.

Relevant Documents

Appendix: TPG Summary Report of Activity from Consultants
Available for viewing at the meeting: Nil

Policy Reference

N/A

Local Government Act/Regulation

N/A

Previous Minutes

- Ordinary meeting of Council – 4 December 2008 (Item 9.6 – Structure Plan Consultants Report for the Period Ending 26 November 2008)
- Ordinary meeting of Council – 26 February 2009 (Item 9.8 - Structure Plan Consultants Report for the Period Ending 18 February 2009)
- Ordinary meeting of Council – 16 April 2009 (Item 9.5 - Structure Plan Consultants Report for the Period Ending 18 February 2009)
- Ordinary meeting of Council – 18 June 2009 (Item 9.4 - Structure Plan Consultants Report for the Period Ending 10 June 2009)

Background

The contract for structure planning required a periodic report for Council information on progress with each stage of structure plan activity. The consultants have scheduled reports to coincide with Council meetings.

Comment

Following the Council meeting on 26 February 2009 and the Special Council meeting on 12 March 2009 the structure plan has been reviewed to achieve the outcomes requested from those meetings. The results were reported to a Council meeting on 16 April 2009 where it was requested that a special meeting be held on 14 May 2009 to consider the first draft of the structure plan.

The draft structure plan was issued for review on 1 May 2009.

A considerable amount of work has been undertaken in examining contours to redefine the grades in critical areas, particularly roadways, the central greenway and for building lots.

A number of meetings have been held with Government agencies in relation to road issues and environmental matters.

Additional consultancy work has been authorized to examine the relative costs for cut and fill compared with additional building costs that would be the responsibility of purchaser's of land.

All consultants and sub-consultants have concentrated on completing final reports for inclusion in the structure plan. There have been a number of meetings with the City of Wanneroo to ensure that the format of the structure plan is suitable for review and progressing to approval. These meetings have also led to an agreement about submission of the structure plan defining precincts that will need detailed development plans to be submitted at a later stage.

The Structure Plan documentation together with all appendices has been circulated to all constituent local governments and comments are being sought from local governments on the detail of the Plan. The Plan is also being made available to Government agencies with which the TPRC is currently negotiating matters relative to the Structure Plan.

Comments from local governments have been received and are contained in the received form, elsewhere on this agenda. The TPRC consultant team is reviewing those comments, scheduling responses and adjusting part 1 (statutory section) and part 2 (explanatory section) of the Structure Plan as necessary in context of comments received.

Agenda TPRC Meeting of Council – 13 August 2009

Tamala Park Regional Council TPRC Consultant Expense Summary July 2008 through July 2009

	Jul 08	Aug 08	Sep 08	Oct 08	Nov 08	Dec 08	Jan 09	Feb 09	Mar 09	Apr 09	May 09	Jun 09	Jul 09	Total to July 2009	Total to Jun2009
Expense															
E14 · OTHER PROPERTY & SERVICES.															
E145 · Administration															
E145057 · Audit Fees	1,500.00	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	2,000.00	550.00	0.00	8,050.00	8,050.00
E145079 · Consultancy															0.00
E145400 · Structure Planning TPG Main															0.00
E145401 · TPG Direct Component	0.00	0.00	0.00	0.00	8,816.71	41,265.85	5,979.80	0.00	44,937.06	0.00	14,123.56	24,810.00	18,383.74	158,316.72	139,932.98
E145402 · TPG_Variation SP Options	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,600.00	22,600.00	0.00
E145405 · TPG Syrinx Component	0.00	0.00	0.00	0.00	0.00	31,450.00	5,890.00	1,072.50	39,023.50	0.00	3,422.00	15,239.40	2,184.60	98,282.00	96,097.40
E145406 · TPG Creating Communit Component	0.00	0.00	0.00	0.00	8,417.05	35,829.72	3,485.23	0.00	38,349.60	0.00	10,094.72	7,750.52	2,415.10	106,341.94	103,926.84
E145407 · TPG Douglas Partners Component	0.00	0.00	0.00	0.00	0.00	21,345.45	0.00	0.00	20,800.00	0.00	0.00	0.00	0.00	42,145.45	42,145.45
E145408 · TPG Tabec Component	0.00	0.00	0.00	0.00	0.00	0.00	4,372.73	0.00	4,722.55	0.00	0.00	7,500.00	15,230.00	31,825.28	16,595.28
E145409 · TPG Uloth & Assoc Component	0.00	0.00	0.00	0.00	0.00	5,509.09	0.00	0.00	2,384.00	0.00	0.00	16,799.00	19,081.00	43,773.09	24,692.09
E145410 · TPG Pracsys Econ Component	0.00	0.00	0.00	0.00	0.00	13,022.73	0.00	0.00	10,260.00	0.00	8,404.55	0.00	0.00	31,687.28	31,687.28
E145411 · TPG_Tabec_Varn_LotContourAnal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,409.09	0.00	0.00	3,409.09	3,409.09
Total E145400 · Structure Planning TPG Main	0.00	0.00	0.00	0.00	17,233.76	148,422.84	19,727.76	1,072.50	160,476.71	0.00	39,453.92	72,098.92	79,894.44	538,380.85	458,486.41
E145430 · Other Struct_PI Consultancies															0.00
E145431 · CSIRO - Water Balance Design	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,545.45	0.00	0.00	45,454.55	0.00	52,000.00	52,000.00
E145432 · Syrinx Env- Flora Fauna Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,179.00	10,582.00	0.00	0.00	2,744.50	0.00	49,505.50	49,505.50
E145433 · Syrinx Env Mgt Rep-SP-992/33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,660.00	11,286.00	286.00	0.00	23,232.00	23,232.00
E145434 · Syrinx Env_Flora Targ Surv West	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,058.30	5,962.00	5,068.25	0.00	22,088.55	22,088.55
Total E145430 · Other Struct_PI Consultancies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,179.00	17,127.45	22,718.30	17,248.00	53,553.30	0.00	146,826.05	146,826.05
E145450 · Admin-Operational Consultancies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,205.70	30,205.70	15,000.00
E145079 · Consultancy - Other	1,500.00	0.00	0.00	2,147.50	0.00	3,735.00	-7,382.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total E145079 · Consultancy	1,500.00	0.00	0.00	2,147.50	17,233.76	152,157.84	12,345.26	37,251.50	177,604.16	22,718.30	56,701.92	140,652.22	95,100.14	715,412.60	620,312.46
E145081 · Professional Retainer	0.00	0.00	0.00	0.00	0.00	0.00	10,082.50	0.00	300.00	600.00	1,500.00	1,200.00	0.00	13,682.50	13,682.50
Total E145 · Administration	3,000.00	0.00	0.00	2,147.50	17,233.76	156,157.84	22,427.76	37,251.50	177,904.16	23,318.30	60,201.92	142,402.22	95,100.14	737,145.10	642,044.96
Total E14 · OTHER PROPERTY & SERVICES.	3,000.00	0.00	0.00	2,147.50	17,233.76	156,157.84	22,427.76	37,251.50	177,904.16	23,318.30	60,201.92	142,402.22	95,100.14	737,145.10	642,044.96
Total Expense	3,000.00	0.00	0.00	2,147.50	17,233.76	156,157.84	22,427.76	37,251.50	177,904.16	23,318.30	60,201.92	142,402.22	95,100.14	737,145.10	642,044.96
Net Income	-3,000.00	0.00	0.00	-2,147.50	-17,233.76	-156,157.84	-22,427.76	-37,251.50	-177,904.16	-23,318.30	-60,201.92	-142,402.22	-95,100.14	-737,145.10	-642,044.96

9.5 DELEGATION OF AUTHORITY

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 22.21.294.26

Recommendation

- 1. That the Delegation Register and delegations set out therein be APPROVED.**
- 2. That delegations be further REVIEWED in August 2010.**

Voting Requirements

Absolute Majority

Report Purpose

The (statutory) annual review of delegations as per Section 5.46 of the Local Government Act.

Relevant Documents

Attachment: Delegation Register (reviewed July 2009)
Available for viewing at the meeting: Nil

Previous Minutes

Council Meeting Minutes 3 August 2006 (Item 9.3 - Council Delegations)
Council Meeting Minutes 9 August 2007 (Item 9.12 - Council Delegations)
Audit Committee minutes 4 December 2008 (Item 9.4 – Delegation of Authority)

Policy Reference

N/A

Local Government Act/Regulation

- Guidelines – 16 Delegations
- Local Government Regulation – Compliance Item
- Local Government Act – Section 5.42 Authority to Delegate
- Local Government Act – Section 5.43 Limitation to Delegations
- Local Government Act – Section 5.46 Recording of Delegations
- Local Government Admin Regulation – For Matters of Delegations
- Local Government Financial Management Regulations – Limiting Delegation on Financial Matters
- Australian Accounting Standards

Background

The Local Government Act sets out powers and duties of the Council, Chairman and Chief Executive Officer.

The Local Government Act also provides that the Council may delegate powers to the Chief Executive Officer who, in turn, may delegate to other officers.

There are limitations to the delegations that may be made and these are set out in some detail in the Act, the Regulations and Local Government Guideline Number 16.

The legislative references that made specific relevance to the TPRC are listed on the previous page. There are other legislative provisions relating to delegations under the Town Planning & Development Act and the Local Government Miscellaneous Provision Act. These, at present, have no relevance to TPRC operations.

Comment

Delegations may be made to apply to a period of time specified in the Delegation or, where no time is specified, indefinitely. Regardless of time periods, the delegator is required to conduct an annual review of delegations.

In August 2006 the Council approved a series of delegations and a Delegation Register. The delegations were reviewed in August 2007. No changes to the delegations were made at that time. The delegation register was again listed for review by the Council in 2008. That review did not occur but the CEO did review delegations as required by the Act.

A number of changes are now recommended in the Delegation Register submitted as an attachment to this item. The tracked changes are shown in the delegation register submitted. These will be removed when the delegation register is approved by the Council. The format of the delegation register has been changed to provide for the future when delegations may be made by the CEO to other staff members.

There are no extra substantial delegations proposed. Some delegations are omitted as unnecessary because they already form part of the CEO's responsibilities under the LGA.

The delegation register is now recommended for approval.

9.6 TRANSPORT ISSUES - MAIN ROADS WA

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 18.121.624

Recommendation

That the report be RECEIVED.

Voting Requirements

Simple Majority

Report Purpose

To advise summary outcomes of meetings with MRWA relating to transport issues critical to the TPRC Structure Plan.

Relevant Documents

Attachment: Transport & Traffic Management Plan
Available for viewing at the meeting: Nil

Previous Minutes

N/A

Policy Reference

N/A

Local Government Act/Regulation

N/A

Background

The proposed Tamala Park development has needed to address a number of transport challenges.

The Tamala Park land is advantaged by good north/south east/west transport infrastructure which has important regional benefits. For the immediate locality of Tamala Park, however, the north/south distributors (Marmion Avenue and Connolly Drive) and east/west proposed major arterial road (Neerabup Road) separate the development from the Clarkson commercial centre, beach facilities, the Clarkson rail station and generate major crossing issues to ensure ease of pedestrian and public vehicle access through the site and to surrounding amenities.

Comment

The plan attached shows issues that required solutions. Over time these matters have been addressed with MRWA with the intent of seeking joint involvement to examine non-standard outcomes for the matters listed on the plan and, most particularly, for crossings at Marmion Avenue,

Connolly Drive, Neerabup Road and, in the rail precinct, a grade separated pedestrian/public vehicle transit point that will work toward objectives for a transit oriented design. Also shown is a proposal for access into the mixed use development east of Connolly Drive from the proposed off ramp from the Mitchell Freeway. This access is considered vital to the activation of the precinct and future economic viability for businesses and for generation of employment.

The Chairman and consultants recently met with the engineering and administrative executive of MRWA. The outcome of the meeting was an agreement for MRWA and TPRC representative/consultants to press forward with an agenda to concentrate on transit oriented design, social benefits for pedestrian and use of public transport and effective crossing points over the major arterial roads – including the potential for 4-way intersections and the use of signalized controls.

From the TPRC point of view the possibilities arising from the MRWA preparedness to work with TPRC for ideal outcomes is ideal and could resolve many of the limitations for the TPRC development that would otherwise exist if standard approaches to provision of major transport infrastructure prevailed.

9.7 TPRC CEO SELECTION PANEL REPORT & RECOMMENDATIONS

NB: The report & recommendations relative to this item will be based upon the panel recommendations submitted in conjunction with the CEO Performance Review Committee meeting agenda 10 August 2009.

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 22.140.937.18

Recommendation

Voting Requirements

Report Purpose

Relevant Documents

Attachment:
Available for viewing at the meeting: Nil

Previous Minutes

N/A

Policy Reference

N/A

Local Government Act/Regulation

N/A

Background

Comment

9.8 ACQUISITION OF PART CLASS A RESERVE 27575 UNDER MANAGEMENT ORDER WITH WAPC

Report Information

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

Recommendation

That the report be RECEIVED and action taken be ENDORSED.

Voting Requirements

Simple Majority

Report Purpose

To advise the status with the proposed acquisition of part Reserve 27575 from the State Government.

Relevant Documents

Attachment: Public Open Space MRS Zone Plan
Available for viewing at the meeting: Nil

Previous Minutes

N/A

Policy Reference

N/A

Local Government Act/Regulation

N/A

Background

Provision for acquisition of parcels of land from MRWA and the Crown Estate (represented by the WAPC) was made in the TPRC/WAPC NPS in respect of Lot 118 Mindarie – completed November 2006.

Elsewhere on the agenda an update is provided on negotiations with MRWA with respect to acquisition of their land parcel comprising 1.8 hectares.

Negotiations for both the MRWA and WAPC land parcels were originally proposed to commence following the formal approval of the TPRC Structure Plan. The MRWA negotiation was brought forward consequent upon an offer by Western Power to purchase the land from MRWA at a commercial value of \$2,350,000.

Two matters have been under constant discussion with WAPC:

Acquisition of the 8.9 hectares of deferred urban land mentioned in the NPS;
The potential movement southward of the POS boundary adjacent to the deferred urban land if structure planning by TPRC indicated the logical and better logistical delineation line between the urban and POS zones.

Comment

With the completion of structure planning and the impending formal submission for approval of the plan by City of Wanneroo, it will be necessary to:

Obtain WAPC consent to a joint application for structure planning approval covering both the TPRC and State Government 8.9 hectare land parcel to be acquired by the TPRC;

Obtain WAPC consent to the structure plan being submitted for approval covering all of the deferred urban land and additional land on the southern perimeter of the TPD which is currently part of the public open space MRS zone (see plan attached – areas 5, 16 & 11).

A valuation of the government 8.9 hectare land parcel has been obtained but it is inappropriate to advance negotiations for purchase because the extent to which the Government land will be useable by TPRC will only be determined after assessment of preservation requirements by the State, local government and Federal Environmental agencies being completed. In the extreme, if – say – 50% of the land were to be quarantined for environmental purposes there would be little justification for acquisition of that land by TPRC.

A formal request has been submitted to WAPC to agree to an action plan which will allow the following:

A joint submission for structure plan approval incorporating government land and land now in the POS zone which is owned by the TPRC local authority participants.

A deferral of negotiations for land purchase from the State until the utilisation capacity of the land for urban development is decided.

A formal response to the requests is awaited to accompany the TPRC's submission of the Structure Plan to City of Wanneroo.

9.9 LOCAL AUTHORITY COMMENTS ON DRAFT STRUCTURE PLAN

NB: The consultants are working on the detailed list of comments supplied by local authorities and are scheduling comments are responses for information for Council members. In some instances, the comments have predicated changes to the Structure Plan which have been made and will be distributed to Councils on Tuesday 11 August 2009.

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 18.121.624

Recommendation

That the report be RECEIVED and referred to the lead and sub-consultants for structure planning for feedback and review of the existing provisions of the draft Structure Plan.

Voting Requirements

Simple Majority

Report Purpose

To advise Council of feedback received from participant local governments on the content of the draft Structure Plan.

Relevant Documents

Attachment: Full text of the local authority submissions (x4)
Available for viewing at the meeting: Nil

Previous Minutes

N/A

Policy Reference

N/A

Local Government Act/Regulation

N/A

Background

Structure planning for Lot 9504 (jointly owned by the 7 local authority participants in TPRC) together with State Government land comprising 1.8 hectares (Main Roads WA) and 8.9 hectares (DPI) was commissioned in August 2008.

The lead consultant was TPG who were supported by 6 consultancies dealing with engineering, traffic, environment, economic viability, community development and geotechnical analysis.

The TPRC issued a comprehensive brief for the structure plan based upon the principles articulated in the Wanneroo Smart Growth Policy.

The brief for structure planning proposed that the new development should contain innovative concepts and be a demonstration for best practice urban and social design in the future.

The structure plan draft was completed at the commencement of June 2009 and was submitted to the Council meeting held on 18 June 2009 where it was held over to enable individual participant local governments to make early comments on the content of the Plan.

Comment

Comments have been received from:

Town of Cambridge
City of Perth
City of Stirling
City of Wanneroo

A separate appendix contains the full text of the local authority submissions.

The comments made will be reviewed by TPG and relevant consultants and will be addressed to any extent necessary to improve the structure plan information submitted to City of Wanneroo for formal approval.

A brief summary of points raised in the comments is as follows:

An acknowledgement that there are innovative concepts contained in the Plan. Comments include reference to a desire to ensure that innovations and demonstration items have economic viability and are reflected in sale prices for land.

The structure plan process through the approval phase should ensure adequate public consultation. There should be a continuity of activity through to approval and the project should proceed with all possible despatch.

A general appreciation of the favourable location of the TPD in juxtaposition to beach facilities surrounding public open space, the Clarkson commercial centre, existing engineering and utility infrastructure and, particularly, the Clarkson rail and bus station.

Support for the proposed central green link extending east/west throughout the development and connecting to the Clarkson rail station. Some comments are pointed to the necessity to ensure safety at road crossing and pedestrian refuges throughout. Comments also expressed support a need for a planned activity areas along the greenway. The way in which the green link is factored into public open space provision has been questioned and will possibly need some further explanation.

In general public open space provision has attracted comments about adequacy, location, connectiveness and in respect of the public open space/school precinct, the desirability for multi-purpose use and the balance between land allocation for school and POS activities.

The proposal for an access road off the freeway off ramp to enliven the mixed use area closes to the station precinct has drawn some comments of support and some comments suggesting caution for this proposal. The comments for support generally focus on the thesis that the mixed use zone will depend upon passing traffic and convenient access to establish and maintain economic viability.

Comments have been made by all respondents about the need to integrate the development and concepts for ongoing development with the surrounding reserve land, and particularly, the adjacent MRC site.

There have been inputs about the density zonings proposed and the reasoning for the description of some of the zonings and some of the attendant narrative e.g. discretionary residential zonings and

narratives such as '6 storey development'. Some supporting exposition of these items will be developed.

The City of Wanneroo has provided a series of comments on the format of the structure plan and areas that may need emphasis or to be put into context to facilitate easy, speedy and favourable assessment of the Plan. City of Wanneroo has provided useful comments upon specific requirements in relation to the proposed local water management strategy, biodiversity values for the site and protection of bushland areas.

City of Wanneroo has made specific mention of the Environmental management plan only addresses local structure plan east of Marmion Avenue and indicate it would be useful if the land west of Marmion Avenue could also be included. The NPS completed with the State Government in 2006 recognised that the land west of Marmion Avenue is already zoned Residential. The requirement for the environmental management plan was restricted to the area east of Marmion Avenue and made a condition of conversion of the deferred urban zoning of the east Marmion land and resultant urban zoning for the land.

City of Wanneroo have proposed consideration of a broad range of issues relating to practices that are sensitive to the environment, maximise biodiversity and utilise proposed public places as part of environmental and natural heritage retention.

The City of Wanneroo comments relate to a number of additional items contained within the Structure Plan and the comments have been conveniently referenced to numbered paragraphs in the Structure Plan.

It is proposed that all of the comments received will be reviewed against the existing proposals contained in the Structure Plan and feedback provided to participant Councils and, where necessary, adjustments made to the Structure Plan document.

9.10 PURCHASE OF LOT 807 NEERABUP ROAD – MAIN ROADS WA (MRWA)

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 5.5.1060

Recommendation

That the report be RECEIVED.

Voting Requirements

Simple Majority

Report Purpose

To advise the current status of negotiations with MRWA regarding purchase of land at the corner of Neerabup Road and Mitchell Freeway.

Relevant Documents

Attachment: Nil
Available for viewing at the meeting: Nil

Previous Minutes

N/A

Policy Reference

N/A

Local Government Act/Regulation

N/A

Background

An MRS Amendment (992/33) rezoned land west of the Mitchell Freeway alignment between Neerabup Road and the northern boundary of the POS zone north of Kinross from rural and State reserve land to 'urban deferred'.

The land zoned urban deferred included a parcel owned by MRWA which was surplus to requirements following design of the Mitchell Freeway/Neerabup Road interchange.

In a NPS covering the whole of the local government owners landholding (then Lot 118 Mindarie) it was agreed that the State would facilitate the transfer of the MRWA and other Government land to TPRC for market value so that it may be incorporated in one overall urban development of the deferred urban land.

During 2008 an agreement was reached involving WAPC, MRWA, Western Power and TPRC, all of which had some interest in the land. The agreement allowed that TPRC could acquire the land if it

could facilitate an alternative location and easements to provide necessary Western Power substation infrastructure.

Valuations of the MRWA land were obtained by MRWA and TPRC. TPRC had resolved it would be prepared to purchase the land for \$2M. MRWA was advised accordingly.

A Business Plan to comply with the provision of Section 5.89 of the LGA was prepared, advertised and adopted by the TPRC covering the MRWA and additional Government land – a total of 10.72 hectares. The plan was adopted in August 2008.

Comment

In seeking to conclude arrangements for the purchase in June 2008 MRWA advised that engineering design for the road intersection was under review and could, potentially, require some part of Lot 807 that had previously been identified surplus to requirements.

MRWA is in the process of re-examining its designs and, in light of advice elsewhere on the agenda, may need to consider design issues relative to TPRC's request for special consideration for a freeway offramp into the TPRC mixed use land near the Clarkson rail precinct and a grade separated crossing point in Neerabup Road near the intersection of Neerabup Road near the Mitchell Freeway.

MRWA has been provided with copies of TPRC plans for the area and a copy of the TPRC structure plan narrative. This will enable MRWA to appreciate the importance of Lot 807 to the structure plan and to achieve a viable mixed use/employment precinct in the north/east section of the TPD.

As it may be some time before MRWA completes its review of engineering plans for the area, a formal request has been made to MRWA to co-sign the application to City of Wanneroo to facilitate consideration of the structure plan.

9.11 TAMALA PARK DEVELOPMENT – FORMAL SUBMISSION LOCAL STRUCTURE PLAN

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 18.121.624

Recommendation

- 1. That the report and Structure Plan document for Lot 9504 and associated Government land be RECEIVED.**
- 2. That the Structure Plan be APPROVED and formally submitted for assessment by City of Wanneroo.**
- 3. That a REFERRAL be made to the Federal Department of Environment for approval to proceed without further environmental assessment.**
- 4. That the Environmental Management Plan prepared in conjunction with the Structure Plan be SUBMITTED for clearance by the Department of Environment (WA) and the WAPC for clearance in respect of conditions attaching to MRS 992/33 to facilitate rezoning of the local area structure plan land from the Deferred Urban to the Urban zone.**

Voting Requirements

Simple Majority

Report Purpose

To obtain authorisation to submit the TPRC Structure Plan for formal approval.

Relevant Documents

Attachment (previously distributed): TPRC Structure Plan Part 1 (Statutory Planning Framework);
Local Structure Plan Part 2 Explanatory Section
Available for viewing at the meeting: Nil

Previous Minutes

Ordinary meeting of Council – 18 June 2009 (Item 9.5 – Tamala Park Development Local Structure Plan)

Policy Reference

N/A

Local Government Act/Regulation

N/A

Background

The Tamala Park local area structure plan has been in development since August 2008. The draft plan was submitted to the Council meeting held 18 June 2009. The Council resolved as follows:

1. *That the report and structure plan document for Lot 9504 Mindarie be RECEIVED.*
2. *That the structure plan be APPROVED for the purpose of ongoing discussion and negotiations with Government agencies relating to design and infrastructure provision.*
3. *That the structure plan document be CIRCULATED to TPRC participant Councils requesting review and comments (prior to formal submission of the document to City of Wanneroo) by 30 July 2009.*
4. *That the document in final form be SUBMITTED to the Council meeting scheduled for 13 August 2009 for formal adoption.*
5. *That a report be PRESENTED to the next Council meeting making recommendation for use of a sustainability tool to assess the Structure Plan.*

In accordance with Council resolution the Structure Plan document has been circulated to TPRC participant Councils. Comments from Councils have been reported elsewhere on this agenda and have been referred to the consultant team for comment and any immediate changes required to the document to be presented to City of Wanneroo.

Comment

Comments relative to development since the last Council meeting and particularly in respect of feedback from local authorities will be provided by consultants at the Council meeting.

The submission to the City of Wanneroo will commence the formal assessment process.

It is expected that the City of Wanneroo will have a minimum retention period of 42 days.

In the event that the plan is approved for advertising, a 3 month period will be allowed for submission of public comments.

It is proposed that contemporaneous with lodgement of the Plan for City of Wanneroo assessment a referral will be made for assessment by the Department of Environment (Federal).

In conjunction with the Structure Plan, an Environmental Management Plan has been prepared to satisfy a condition relating to the change of zoning from urban deferred to urban. This plan will require approval by State environmental authorities and the WAPC. It is proposed that the environmental management plan be submitted to the State authorities contemporaneous with lodgement of the documents with City of Wanneroo.

Multiple lodgements with local, state and federal authorities has the potential to speed up the process through to final approval.

9.12 MINDARIE REGIONAL COUNCIL BUFFER

Report Information

Location: Not Applicable
Applicant: Not Applicable
Reporting Officer: Chief Executive Officer File Reference: 18.121.624

Recommendation

1. That the MRC request for retention of buffers to facilitate ongoing use of the MRC lease area to optimise landfill operations be **ACKNOWLEDGED**.
2. That the conditions that would attend the continuation of the MRC landfill licence buffer be **DEVELOPED** with joint input from MRC and TPRC and be subject of a further report to the next meeting TPRC Council.

Voting Requirements

Simple Majority

Report Purpose

To advise a request from MRC for buffer continuing requirements that will need staged development of the TPD land and an analysis of the benefits to be derived from such arrangement by both the MRC and TPRC.

Relevant Documents

Appendix: Letter from MRC dated 10 July 2009
Available for viewing at the meeting: Nil

Previous Minutes

N/A

Policy Reference

N/A

Local Government Act/Regulation

N/A

Background

Seven Councils owned Lot 118 Mindarie comprising 432 hectares.

151 hectares is now leased to the MRC. The current lease area was defined following a strategic review of the landholding and the separation of components of the land for urban development by the TPRC and for a negotiation with the WAPC involving definition of areas that would need to be ceded for Bush Forever and POS purposes under the MRS and Government policies.

Part of the original landholding has been transferred to the Government in exchange for a compensation payment which has been used for operating requirements of the TPRC and invested to preserve capital for the initial construction stages of the TPD.

In the renegotiation of the MRC lease good neighbour provisions were included which recognised the necessity for the MRC and the TPRC to work together to ensure that both businesses provided benefits for the 7 constituent Councils which are also the co-owners of the MRC and TPRC land.

In the MRC lease provision was made for retention of a buffer of 500m from the operating face of the MRC landfill. The buffer currently extends well into the Tamala Park development land. A provision was contained in the MRC lease requiring that MRC use its best endeavours to regress the buffer to coincide with the northern boundary of the MRC lease by 2011 or obtain approval from the landowners to continue the buffer in order to meet licence conditions for the landfill as required from time to time.

The MRC has developed an Excavation Management Plan aimed at reducing buffer requirements as quickly as possible. MRC has also responded to TPRC requests to complete the contour of the northern face of the landfill as quickly as possible so that treatment of that face can be undertaken to provide the best opportunity possible to change the aesthetic presentation of the northern area of the landfill viewable from the TPRC development.

In the event the MRC engineering design now indicates that to maximise opportunities for the landfill the buffer requirement will need to cover an area of up to 150m into the TPRC development area into 2011 with gradual withdrawal to the northern lease area line by 2019.

The request by MRC for TPRC endorsement of this proposal is contained in correspondence dated 11 July 2009 following various reports to the MRC Council. The correspondence and most recent report from the MRC are attached.

Comment

MRC have been very responsive to TPRC requests for an engineering plan to be produced that will provide a profile of the proposed completed landfill. This now provides the opportunity for TPRC to work with MRC in managing the rehabilitation and utilisation possibilities for the completed north face of the landfill during a period of rehabilitation which will extend over many years. It is critical that the northern face of the landfill can be made accessible as soon as possible and enhanced in a way that will complement the Tamala Park development.

MRC have fast tracked excavation of the available area for landfill as part of the engineering program and to assist the removal of overburden from the site over a period that will coincide with the site's utilisation for refuse landfill. The redirection of putrescibles waste to the secondary waste treatment plant at Neerabup will extend the life of the Tamala Park landfill.

MRC has also agreed to utilise the engineering plan to explore possibilities for recreation, education and other uses of the completed landfill. It is proposed that plans for future use of the site will be developed by MRC and TPRC in conjunction with local stakeholder groups, the City of Wanneroo and the City of Joondalup.

The current TPRC Structure Plan demonstrates up to 8 stages of development of the Tamala Park land. It is quite possible to manage the buffer requirements of MRC through the staged urban development. It is also possible that as a greater proportion of putrescibles waste is diverted to the Neerabup site the buffer requirement for the Tamala Park licence may be reduced.

In discussions with MRC representatives, the joint interests of the MRC and TPRC have been discussed including possible development of the following if the TPRC were to endorse a continuation of the MRC buffer into the urban development zone.

1. The current condition of MRS 992/33 which requires that the TPRC urban development have regard for retention of the buffer to facilitate ongoing use of the MRC site for landfill.
2. Interim use of the completed northern face of the MRC landfill for recreation purposes and, potentially, the location of a solar array amenable to the settlement of the landfill – estimated to be at least 1.8m per year in the short term following capping of the design profile.
3. Amendment of the flora rehabilitation program to include provision for habitat development for Carnaby's cockatoos in the event that this might be required for general advantage for avian flora as well as providing offset requirements that may be needed by TPRC with respect to environmental conditions imposed on the TPRC development.
4. Facilitation of use of land cleared of stockpiled material for possible active recreation development.
5. Utilisation of land near existing extraction bores on the MRC site for a potential water treatment plant for MRC to facilitate use of greywater for landscape and POS reticulation within the TPD.
6. Co-location of a Western Power distribution substation within the MRC lease site in conjunction with an electricity feed-in substation for power generated from landfill gas and from solar generating facilities located on site by TPRC.

In order to fully examine the potential of providing the ongoing buffer for MRC and for the potential benefits listed above for both MRC and TPRC it will be necessary to set up a formal Committee or some other form of liaison to more precisely quantify actions and benefits that will justify TPRC and MRC efforts for cooperative outcomes and joint recommendations to the local authority landowners to accommodate the MRC buffer within existing lease arrangements.

9.13 TPRC BUDGET FOR THE FINANCIAL YEAR 2009/2010

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 2009 - 30 June 2010 be RECEIVED.**

Voting Requirements

Absolute Majority

Report Purpose

Consideration of the budget for the financial year 1 July 2009 - 30 June 2010 including project approval and resource allocation.

Relevant Documents

Appendix: TPRC Budget Summary 2009-2010
Available for viewing at the meeting: Nil

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)
- Audit Committee meeting - 11 June 2009

Policy Reference

N/A

Local Government Act/Regulation

- Local Government Act 1995: Sect 6.2 Council Required, between 1 June and 31 August to adopt budget for financial year
- Local Government Act 1995: Sect 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: Regulation 34 (5) Material Variance Reports [10%]
- Local Government (Audit) Regulations 1996: Regulation 13 Compliance Audit Item

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.

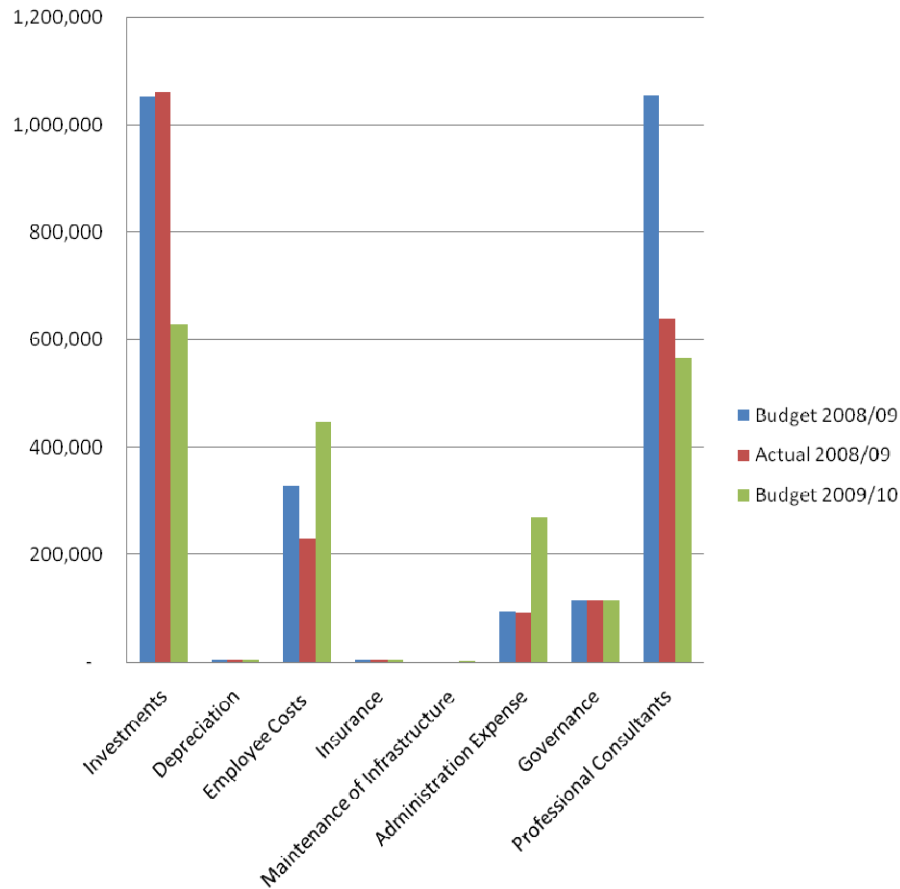
Regional Local Governments are exempted rating on land value budget requirements which must be featured in Budgets of other Local Governments.

Comment

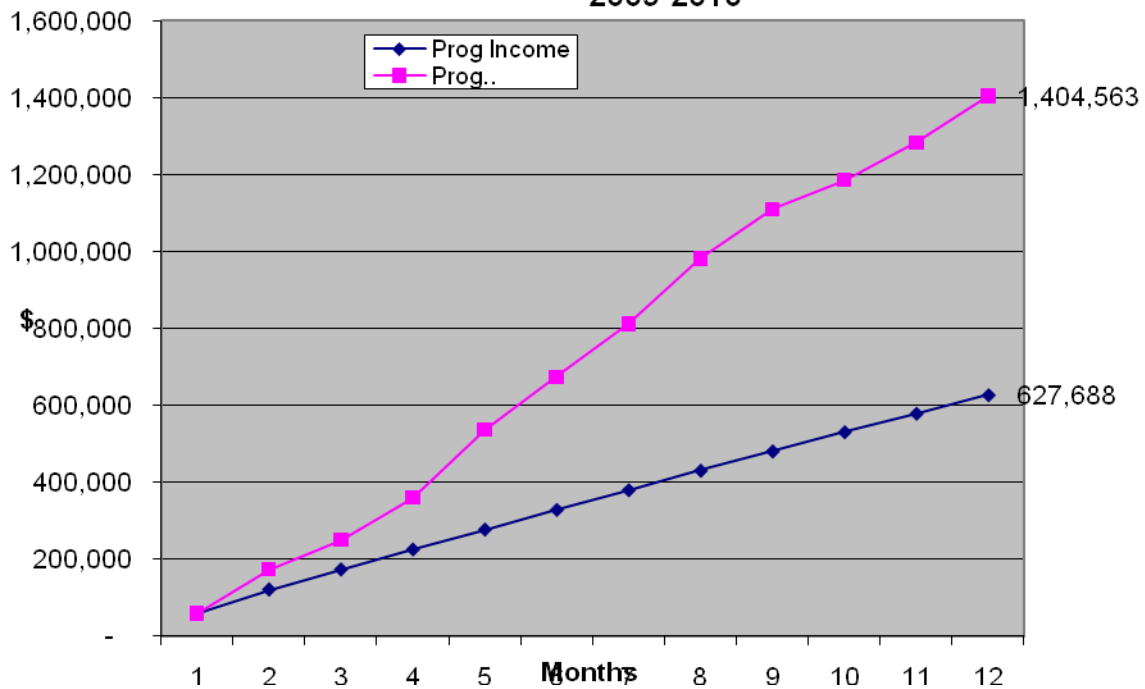
1. The current budget year 2009/2010 has been characterised, for all local governments, by the impact of the economic downturn resulting in some increased costs and considerable reductions in revenue consequent upon falling interest rates.
2. The TPRC, in 2008/2009 did not incur all projected capital expenditure for land acquisitions, nor did TPRC expend all projected operating allocations and in consequence the budget investment income for 2008/2009 has been achieved and the reduction in operating expenditure means that the operating budget for the financial year is in balance.
3. In the forthcoming year 2009/2010, projected income and expenditure compared with previous years is shown in the table and graphs below.

	Budget 2007/08	Actual 2007/08	Budget 2008/09	Actual 2008/09	Budget 2009/10
Investments	1,055,090	1,221,534	1,053,095	1,060,000	627,688
Depreciation	2,000	2,000	4,502	4,500	4,502
Employee Costs	215,350	234,632	328,414	230,000	445,452
Insurance	3,700	2,661	4,250	4,500	4,250
Maintenance of Infrastructure	5,800	500			2,700
Administration Expense	101,750	18,532	93,348	92,000	267,859
Governance	111,500	42,767	114,000	114,000	114,000
Professional Consultants	357,000	44,630	1,055,000	640,000	565,800
Expenditure	797,100	345,721	1,599,514	1,085,000	1,404,563
Net Operating Result	257,990	875,813	-546,419	-25,000	-776,875

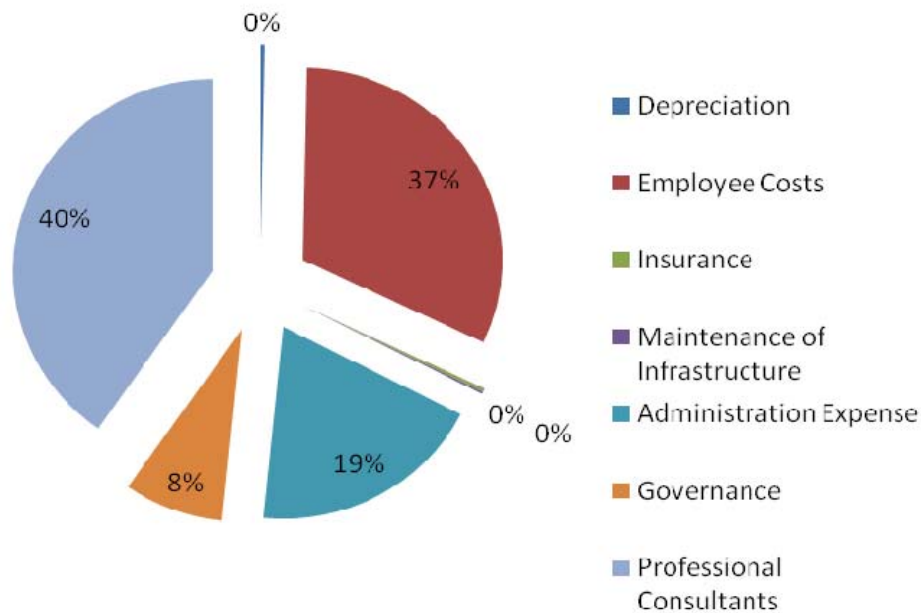
TPRC Revenue and Exp comparison 2008/9
and Budget 2009/10



TPRC Operating Budget - Progressive Income & Expenditure
2009-2010



TPRC Operating Budget - Expenditure 2009-2010



4. The detail of the budget is yet to be assembled in local government format but is shown in a schedule attached which indicates item expenditure and cash flow through the 12 months of the financial year. The emphasis of the budget is focused with initiatives in the following areas:

- Administration
- Completion of structure planning
- Research for future marketing, energy conservation and triple bottom line initiatives
- Applications for approval of structure plan and subdivision plans including public consultation
- Partnership arrangements for development
- Asset acquisition

5. Administration

Provision is made for restaffing of TPRC and a possible move of office premises to a location close to the development site.

Allocations have been made for a full time staff complement of 3 FTE's and transition of in-house systems to contract services.

An amount of \$480,000 has been provided for a capital expenditure for purchase of office premises. In the event that a move of office is preferred by lease of premises, the proposed capital expenditure can be reorganised as an operating expenditure at the January 2010 budget review. The expenditures covered in this category are principally seen as items 23-32 and 190 in the schedules.

6. Completion of Structure Planning

The original tender for structure planning was agreed in June 2008 for an amount of \$570,000 (approx). Approximately \$100,000 expenditure from the original contract will be carried forward to 2009/2010 to support applications for approval of planning and fine tuning of planning documents.

Expenditure from 2008/2009 and supporting consultancies required in 2009/2010 are seen in items 101-110 of the schedules.

7. Research/Future Marketing

The principles outlined in the structure plan must be transitioned into firm policies, philosophies and action plans. This will particularly apply to a number of the initiatives relating to water conservation, transport, energy generation and new infrastructure. Research allocations are shown in items 116-120 and will be supported by expenditure for plans, graphics and marketing in items 146-150 and in general allocations for marketing and promotions.

8. Applications for Approval of Structure Plan

Applications for approval and supporting activities in public communication will draw upon allocations under public relations items 91-95, promotions 96-99 and part of the expenditures provided for consultancies and professional retainers.

9. Partnership Arrangements

During the year it is expected that a partnership agreement will be formed with a project manager. The project manager will be responsible for delivering infrastructure provision, subdivision, marketing and sales on behalf of the TPRC. Provision for legal contracts and for a partial payment to the project manager – based upon a percentage of expenditure, is made for the financial year. The percentage expenditure is included in item 113.

10. Asset Acquisition

The budget provides for the completion of the contract for purchase of land from MRWA at the corner of Neerabup Road and Mitchell Freeway. The full price of \$2,000,000 has been provided and it is expected that the contract will be completed in August 2009. As mentioned under paragraph 5, capital expenditure is also provided for the acquisition of an administrative office, if required, near the development site.

11. Investment Income

In each of the last 2 financial years investment income has exceeded operating expenditure and there has therefore been a retention of surplus funds to increase capital holdings for future development expense. Last financial the investment income amounted to \$1,054,000 (projected). Having regard for increased opportunity expenditure in the current financial year and the decline in interest rates, the expected contribution of investment returns to operating revenue is \$627,000 an amount - \$435,000 less than 2008/2009. Notwithstanding this outcome, the equity and retained surpluses from previous years will exceed the amount of initial capital contributed by participant local authorities. At this point there has been no call upon local authority funds to meet any operating or capital expenditure.

The summary budget provision for the year is an operating deficiency of \$776,875 and a draw on capital for land acquisition - \$2,730,000. In addition there will be a distribution from retained surpluses to local authorities amounting to \$94,538 representing a rate equivalent

payment for the land comprising Lot 9504 Tamala Park less the rates payable in respect of the land leased to MRC.

At this stage, the budget projections are submitted for Council review. The proposed budget will be formulated in the presentation required by the Local Government Act and Regulations, will contain any amendments proposed by the Council and will be submitted for formal adoption at the August 2009 Council meeting.

At the Council meeting held 18 June 2009 the draft budget allocations were considered and the Council requested changes to increase provision for administrative office expenses, legal expenses, consultancies and promotions. All of the changes have been made. Additional expenditure allocations have also been included to cover some extra costs incurred for staff appointments initiated in 2008/09.

The budget in local government format will be presented as part of the minutes of the meeting.

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