

APPENDICES

TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010

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**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010**

	NOTE	30 June 2010 Actual \$	30 June 2010 Y-T-D Budget \$	2009/10 Amended Annual Budget \$	Variances Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues					
Interest Earnings	1,2	796,188	772,745	772,958	3.03%
Other Revenue		294	213	0	100.00%
		<u>796,482</u>	<u>772,958</u>	<u>772,958</u>	3.04%
(Expenses)					
Employee Costs	1,2	(435,489)	(454,854)	(454,854)	4.26%
Materials and Contracts					
- Materials and Contracts Other		(82,390)	(181,558)	(181,558)	54.62%
- Professional Consulting Fees		(269,169)	(606,546)	(606,546)	55.62%
Depreciation		(5,736)	(4,502)	(4,502)	27.41%
Insurance		(6,523)	(5,540)	(5,540)	(17.74%)
Other Expenditure		(96,800)	(114,000)	(114,000)	15.09%
		<u>(896,107)</u>	<u>(1,367,000)</u>	<u>(1,367,000)</u>	34.45%
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>					
Depreciation on Assets		5,736	4,502	4,502	27.41%
Provision for Audit Fees		7,000	0	0	0.00%
Movement in Non-current Employee Entitlements		0	(2,429)	(2,429)	0.00%
<u>Capital Revenue and (Expenditure)</u>					
Contributed Equity		(80,485)	(94,539)	(94,539)	0.00%
Land and Buildings		(2,000,000)	(2,730,000)	(2,730,000)	(100.00%)
Furniture and Equipment		(4,581)	(29,100)	(29,100)	(100.00%)
ADD Net Current Assets July 1 B/Fwd	7	17,283,240	17,283,240	17,283,240	0.00%
Net Current Assets Year to Date	8	<u>15,111,285</u>	<u>13,837,632</u>	<u>13,837,632</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 2009 TO 30 JUNE 2010

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.

The Council does not hold any monies in trust.

(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 2009 TO 30 JUNE 2010**

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.

Collectability 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

(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 2009 TO 30 JUNE 2010

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 2010.

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 2009 TO 30 JUNE 2010

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 2009 TO 30 JUNE 2010**

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 (now Lot 9504); 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 are budgeted to be acquired during the year:

		2009/10 Actual \$	2009/10 Budget \$
<u>By Program</u>			
Economic Services			
WAPC Land East of TPRC Site	LB	2,000,000	2,250,000
Office TPRC	LB	0	480,000
Other Property and Services			
Desk/chair CEO	FE	0	1,000
Desk/Chair -Proj Dev Mgr	FE	0	1,000
Computer- Proj Dev Mgr	FE	0	2,400
Office Chair Exec Asst	FE	0	200
Meeting Table & Chairs	FE	0	1,500
Plan Display Screen or Projector	FE	0	3,000
General Office Fit Out	FE	0	20,000
CEO Mobile Phone	FE	800	0
Fujifilm Camera	FE	346	0
CEO Laptop	FE	3,435	0
		<u>2,004,581</u>	<u>2,759,100</u>
<u>By Class</u>			
Land and Buildings	LB	2,000,000	2,730,000
Furniture and Equipment	FE	4,581	29,100
		<u>2,004,581</u>	<u>2,759,100</u>

4. DISPOSALS OF ASSETS

No assets were disposed during the reporting period to the 30th June 2010.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010**

5. INFORMATION ON BORROWINGS

No borrowings have been made in the period under review. No borrowings are budgeted for the 2009-10 financial year.

6. CONTRIBUTED EQUITY

The amount of Contributed Equity is \$15,990,559.57 as at 30 June 2010.

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	30 June 2010 Actual \$	Brought Forward 1-Jul \$
CURRENT ASSETS		
Cash - Unrestricted	15,225,157	17,342,514
Receivables	43,601	71,431
	<u>15,268,758</u>	<u>17,413,945</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(157,473)</u>	<u>(130,705)</u>
NET CURRENT ASSET POSITION	15,111,285	17,283,240
NET CURRENT ASSET POSITION	<u><u>15,111,285</u></u>	<u><u>17,283,240</u></u>

8. RATING INFORMATION

Being a Regional Council, no rates will be raised during the year ending 30 June 2010.

9. TRUST FUNDS

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

Tamala Park Regional Council
Balance Sheet
As of June 30, 2010

	<u>Jun 30, 10</u>	<u>Jun 30, 09</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Chequing/Savings			
A01100 - Cash at Bank			
A01101 - Unrestricted Municipal Bank	-2,079.77	-82,633.43	80,553.66
A01102 - Unrestricted Short Term Investm	151,656.78	188,252.00	-36,595.22
A01106 - Fixed Term Deposit_BankWest	7,693,062.63	12,059,284.73	-4,366,222.10
A01107 - Fixed Term Deposit Suncorp Metw	7,382,487.51	5,177,580.77	2,204,906.74
Total A01100 - Cash at Bank	<u>15,225,127.15</u>	<u>17,342,484.07</u>	<u>-2,117,356.92</u>
Total Chequing/Savings	15,225,127.15	17,342,484.07	-2,117,356.92
Accounts Receivable			
A01120 - ACCOUNTS RECEIVABLE			
A011201 - Accrued Interest	36,364.68	46,925.28	-10,560.60
Total A01120 - ACCOUNTS RECEIVABLE	<u>36,364.68</u>	<u>46,925.28</u>	<u>-10,560.60</u>
Total Accounts Receivable	36,364.68	46,925.28	-10,560.60
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	<u>1,030.00</u>	<u>1,030.00</u>	<u>0.00</u>
Total Current Assets	15,262,521.83	17,390,439.35	-2,127,917.52
Fixed Assets			
A0151 - Land			
A01512 - At Cost			
E168010 - Land Acquisition 2009-10			
E168011 - Acquisition lot 807 Neerabup Rd	2,000,000.00	0.00	2,000,000.00
Total E168010 - Land Acquisition 2009-10	<u>2,000,000.00</u>	<u>0.00</u>	<u>2,000,000.00</u>
Total A01512 - At Cost	<u>2,000,000.00</u>	<u>0.00</u>	<u>2,000,000.00</u>
Total A0151 - Land	2,000,000.00	0.00	2,000,000.00
A0154 - Furniture & Equipment			
A01541 - Accumulated Deprn - F&E	-13,796.00	-8,060.00	-5,736.00
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	<u>17,527.96</u>	<u>17,527.96</u>	<u>0.00</u>
E168500 - Additions 2008-09			
E168502 - Computer - Project Dev Mgr	2,490.82	2,490.82	0.00
Total E168500 - Additions 2008-09	<u>2,490.82</u>	<u>2,490.82</u>	<u>0.00</u>
E168510 - F&OEquip Additions 2009-10			

Tamala Park Regional Council
Balance Sheet
As of June 30, 2010

	<u>Jun 30, 10</u>	<u>Jun 30, 09</u>	<u>\$ Change</u>
E168511 · Elect-Compute Equipment 2009-10	3,434.55	0.00	3,434.55
E168514 · Printers Copiers Scanners Camer	346.28	0.00	346.28
E168515 · Phones	800.00	0.00	800.00
Total E168510 · F&OEquip Additions 2009-10	4,580.83	0.00	4,580.83
A01542 · At Cost - Other	2,959.27	2,959.27	0.00
Total A01542 · At Cost	27,558.88	22,978.05	4,580.83
Total A0154 · Furniture & Equipment	13,762.88	14,918.05	-1,155.17
Total Fixed Assets	2,013,762.88	14,918.05	1,998,844.83
TOTAL ASSETS	<u>17,276,284.71</u>	<u>17,405,357.40</u>	<u>-129,072.69</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
L01215 · SUNDRY CREDITORS	82,929.17	68,577.26	14,351.91
Total Accounts Payable	82,929.17	68,577.26	14,351.91
Credit Cards			
A01110 · Westpac Visa Corp Credit Card	-3.75	0.00	-3.75
Total Credit Cards	-3.75	0.00	-3.75
Other Current Liabilities			
2100 · Payroll Liabilities			
L2001 · PAYG Deductions	29,832.00	3,600.00	26,232.00
Total 2100 · Payroll Liabilities	29,832.00	3,600.00	26,232.00
2200 · Tax Payable	-6,236.17	-23,505.68	17,269.51
L0122 · Employee Entitlements			
L01225 · Annual Leave	31,530.56	31,530.56	0.00
L01226 · LSL Liability Current	13,185.35	13,185.35	0.00
L01227 · Accrued Wages	0.00	7,211.95	-7,211.95
Total L0122 · Employee Entitlements	44,715.91	51,927.86	-7,211.95
L01229 · Prov for Audit Fees	7,000.00	6,600.00	400.00
Total Other Current Liabilities	75,311.74	38,622.18	36,689.56
Total Current Liabilities	158,237.16	107,199.44	51,037.72
Long Term Liabilities			
L01230 · Provision - Employee LSL	2,429.11	2,429.11	0.00
Total Long Term Liabilities	2,429.11	2,429.11	0.00
Total Liabilities	160,666.27	109,628.55	51,037.72
Equity			
3000 · Opening Bal Equity			
L019051 · TVP Dist Rates Equiv 07-09	-19,239.97	-12,532.78	-6,707.19
L019052 · CP Dist Rates Equiv 07-09	-19,239.97	-12,532.78	-6,707.19
L019053 · TC Dist Rates Equiv 07-09	-19,239.97	-12,532.78	-6,707.19

Tamala Park Regional Council
Balance Sheet
As of June 30, 2010

	<u>Jun 30, 10</u>	<u>Jun 30, 09</u>	<u>\$ Change</u>
L019054 · CJ Dist Rates Equiv 07-09	-38,479.93	-25,065.55	-13,414.38
L019055 · CW Dist Rates Equiv 07-09	-38,479.93	-25,065.55	-13,414.38
L019056 · TV Dist Rates Equiv 07-09	-19,239.97	-12,532.78	-6,707.19
L019057 · CS Dist Rates Equiv 07-09	-76,959.86	-50,131.11	-26,828.75
Total 3000 · Opening Bal Equity	-230,879.60	-150,393.33	-80,486.27
3900 · *Retained Earnings	1,224,683.01	1,212,368.98	12,314.03
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	1,351,786.60	1,351,786.60	0.00
L019002 · City of Perth			
L019102 · CP Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019002 · City of Perth	1,351,786.60	1,351,786.60	0.00
L019003 · Town of Cambridge			
L019103 · TC Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019003 · Town of Cambridge	1,351,786.60	1,351,786.60	0.00
L019004 · City of Joondalup			
L019104 · CJ Contributed Equity	2,703,573.19	2,703,573.19	0.00
Total L019004 · City of Joondalup	2,703,573.19	2,703,573.19	0.00
L019005 · City of Wanneroo			
L019105 · CW Contributed Equity	2,703,573.19	2,703,573.19	0.00
Total L019005 · City of Wanneroo	2,703,573.19	2,703,573.19	0.00
L019006 · Town of Vincent			
L019106 · TV Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019006 · Town of Vincent	1,351,786.60	1,351,786.60	0.00
L019007 · City of Stirling			
L019107 · CS Contributed Equity	5,407,146.39	5,407,146.39	0.00
Total L019007 · City of Stirling	5,407,146.39	5,407,146.39	0.00
Net Income	-99,624.14	12,314.03	-111,938.17
Total Equity	17,115,618.44	17,295,728.85	-180,110.41
TOTAL LIABILITIES & EQUITY	17,276,284.71	17,405,357.40	-129,072.69

Tamala Park Regional Council
Income Statement Summary
 July 2009 through June 2010

	Jul '09 - Jun 10	Budget	\$ Over Budget	Annual Budget
Income				
I03 - GENERAL PURPOSE FUNDING				
I032 - Other GPF				
I032020 - Contributions	50.00			
I032030 - Interest on Investment	796,187.68	772,745.00	23,442.68	772,745.00
I032 - Other GPF - Other	30.29			
Total I032 - Other GPF	796,267.97	772,745.00	23,522.97	772,745.00
Total I03 - GENERAL PURPOSE FUNDING	796,267.97	772,745.00	23,522.97	772,745.00
I14 - OTHER PROPERTY & SERVICES				
I145 - Administration				
I145010 - Reimbursements	213.48	213.00	0.48	213.00
Total I145 - Administration	213.48	213.00	0.48	213.00
Total I14 - OTHER PROPERTY & SERVICES	213.48	213.00	0.48	213.00
Total Income	796,481.45	772,958.00	23,523.45	772,958.00
Gross Profit	796,481.45	772,958.00	23,523.45	772,958.00
Expense				
E04 - GOVERNANCE.				
E041 - Membership				
E041005 - Chairman Allowance	6,000.00	6,000.00	0.00	6,000.00
E041010 - Deputy Chair Allowance	1,500.00	1,500.00	0.00	1,500.00
E041015 - Elected Members Remuneration				
E041018 - Composite Allowance	91,000.00	91,000.00	0.00	91,000.00
Total E041015 - Elected Members Remuneration	91,000.00	91,000.00	0.00	91,000.00
E041020 - Conference Expenses	11,119.07	8,000.00	3,119.07	8,000.00
E041025 - Training	453.64	0.00	453.64	0.00
E041030 - Other Costs	0.00	7,500.00	-7,500.00	7,500.00
Total E041 - Membership	110,072.71	114,000.00	-3,927.29	114,000.00
Total E04 - GOVERNANCE.	110,072.71	114,000.00	-3,927.29	114,000.00
E14 - OTHER PROPERTY & SERVICES.				
E145 - Administration				
E145005 - Salaries - Basic Costs	394,916.62	390,987.00	3,929.62	390,987.00
E145007 - Salaries Occ. Superannuation	31,433.22	35,139.00	-3,705.78	35,139.00
E145009 - Salaries WALGS Superannuation	1,107.66	1,485.00	-377.34	1,485.00
E145011 - Advertising Staff Vacancies	17,812.52	17,812.00	0.52	17,812.00
E145015 - Insurance W/comp.	7,711.00	7,630.00	81.00	7,630.00
E145017 - Medical Exam. Costs	0.00	150.00	-150.00	150.00
E145019 - Staff Training & Dev.	320.00	1,050.00	-730.00	1,050.00
E145020 - Conference Expenses CEO	0.00	0.00	0.00	0.00
E145021 - Telephone - Staff Reimbursement	0.00	600.00	-600.00	600.00
E145024 - Travel Expenses CEO	0.00	0.00	0.00	0.00
E145025 - Other Accom & Property Costs	6,584.13	5,344.00	1,240.13	5,344.00

Tamala Park Regional Council
Income Statement Summary
 July 2009 through June 2010

	Jul '09 - Jun 10	Budget	\$ Over Budget	Annual Budget
E145027 · Advertising General	0.00	9,800.00	-9,800.00	9,800.00
E145029 · Advertising Public/Statutory	2,188.46	6,000.00	-3,811.54	6,000.00
E145031 · Graphics Consumables	263.28	700.00	-436.72	700.00
E145033 · Photocopying	1,190.56	1,320.00	-129.44	1,320.00
E145037 · Postage, Courier & Freight	432.06	400.00	32.06	400.00
E145039 · Printing	356.18	2,200.00	-1,843.82	2,200.00
E145041 · Signage/Decals	1,040.00	100.00	940.00	100.00
E145042 · Branding/Marketing	0.00	0.00	0.00	0.00
E145043 · Stationery	963.60	600.00	363.60	600.00
E145045 · Other Admin Expenses	72.73	1,000.00	-927.27	1,000.00
E145047 · Office Telephones & Faxes	2,453.65	2,112.00	341.65	2,112.00
E145049 · Mobil Phones, Pages, Radios	54.48			
E145053 · Bank Charges	395.39	300.00	95.39	300.00
E145055 · Credit Charges	15.00	60.00	-45.00	60.00
E145057 · Audit Fees	6,400.00	13,800.00	-7,400.00	13,800.00
E145059 · Membership Fees	5,113.41	7,550.00	-2,436.59	7,550.00
E145061 · Legal Expenses	17,253.50	70,000.00	-52,746.50	70,000.00
E145063 · Conveyancing Expenses	100.00	500.00	-400.00	500.00
E145065 · Surveyors Fees	0.00	34,000.00	-34,000.00	34,000.00
E145067 · Title Searches	0.00	100.00	-100.00	100.00
E145069 · Valuation Fees	0.00	16,000.00	-16,000.00	16,000.00
E145070 · Preliminary Engineering Design	0.00	0.00	0.00	0.00
E145071 · Other Professional Fees	0.00	0.00	0.00	0.00
E145072 · Subdivision Design - Stage 1	0.00	0.00	0.00	0.00
E145074 · Environmental Management Plans	0.00	0.00	0.00	0.00
E145075 · Promotions	0.00	50,000.00	-50,000.00	50,000.00
E145077 · Business Hospitality Expenses	420.24	3,000.00	-2,579.76	3,000.00
E145079 · Consultancy				
E145400 · Structure Planning TPG Main				
E145401 · TPG Direct Component	52,450.31	37,820.00	14,630.31	37,820.00
E145402 · TPG_Variation SP Options	32,100.00	32,399.00	-299.00	32,399.00
E145403 · Aerial Perspective Diagrams	3,636.36	3,700.00	-63.64	3,700.00
E145405 · TPG Syrinx Component	4,241.60	4,400.00	-158.40	4,400.00
E145406 · TPG Creating Communit Component	3,730.10	0.00	3,730.10	0.00
E145409 · TPG Uloth & Assoc Component	25,057.00	24,577.00	480.00	24,577.00
E145410 · TPG Pracsys Econ Component	0.00	0.00	0.00	0.00
E145411 · TPG_Tabec_Varn_LotContourAnal	2,240.00	0.00	2,240.00	0.00
E145412 · TPG Uloth & Associates -Var'n M	1,520.00			
E145413 · Structure Plan Modification	1,200.00	30,000.00	-28,800.00	30,000.00
E145400 · Structure Planning TPG Main - Other	0.00			
Total E145400 · Structure Planning TPG Main	126,175.37	132,896.00	-6,720.63	132,896.00
E145430 · Other Struct_PI Consultancies				
E145431 · CSIRO - Water Balance Design	0.00	0.00	0.00	0.00
E145432 · Syrinx Env- Flora Fauna Study	0.00	0.00	0.00	0.00
E145433 · Syrinx Env Mgt Rep-SP-992/33	0.00	0.00	0.00	0.00
E145434 · Syrinx Env_Flora Targ Surv West	0.00	0.00	0.00	0.00
E145435 · MWH _Local Water Mgmnt Strategy	14,620.02	14,620.00	0.02	14,620.00
E145436 · Syrinx Lev 2 Flora Veget Surv	30,222.50	45,000.00	-14,777.50	45,000.00
E145437 · Landscaping & Env Detail Plan	0.00	38,000.00	-38,000.00	38,000.00

Tamala Park Regional Council
Income Statement Summary
 July 2009 through June 2010

	Jul '09 - Jun 10	Budget	\$ Over Budget	Annual Budget
E145438 - Eng Contours post St PI Approva	15,230.00	15,230.00	0.00	15,230.00
E145430 - Other Struct_PI Consultancies - Other	0.00	0.00	0.00	0.00
Total E145430 - Other Struct_PI Consultancies	60,072.52	112,850.00	-52,777.48	112,850.00
E145440 - Env Innovation Consultancies				
E145443 - Hydrology Mgmt & Reuse	0.00	0.00	0.00	0.00
E145444 - Energy Generation-Application	0.00	30,000.00	-30,000.00	30,000.00
E145445 - Communication Systems	0.00	0.00	0.00	0.00
E145446 - MRC landfill Future Use/Integra	0.00	25,000.00	-25,000.00	25,000.00
E145447 - Graceful Sun Moth Survey	24,680.70	28,000.00	-3,319.30	28,000.00
E145448 - EPBC Act Management	0.00	30,000.00	-30,000.00	30,000.00
Total E145440 - Env Innovation Consultancies	24,680.70	113,000.00	-88,319.30	113,000.00
E145450 - Admin-Operational Consultancies				
E145451 - GST management	0.00	1,000.00	-1,000.00	1,000.00
E145452 - Recruitment_Human Resources	32,832.06	38,000.00	-5,167.94	38,000.00
E145450 - Admin-Operational Consultancies - Other	0.00			
Total E145450 - Admin-Operational Consultancies	32,832.06	39,000.00	-6,167.94	39,000.00
E145079 - Consultancy - Other	0.00	0.00	0.00	0.00
Total E145079 - Consultancy	243,760.65	397,746.00	-153,985.35	397,746.00
E145081 - Professional Retainer	13,500.00	55,000.00	-41,500.00	55,000.00
E145082 - Lawyers	0.00	30,000.00	-30,000.00	30,000.00
E145083 - Research	4,000.00	0.00	4,000.00	0.00
E145084 - EOI Consultancy	0.00	30,000.00	-30,000.00	30,000.00
E145086 - Probity Auditor	9,160.00	30,000.00	-20,840.00	30,000.00
E145087 - Computer Software Mtce	522.73	850.00	-327.27	850.00
E145088 - Accounting Management	0.00	0.00	0.00	0.00
E145089 - Computer Software Purchase	939.96	10,000.00	-9,060.04	10,000.00
E145091 - Computer Sundries	47.26	1,000.00	-952.74	1,000.00
E145092 - Data Communication Links	0.00	948.00	-948.00	948.00
E145093 - Internet Provider Costs	2,110.92	1,776.00	334.92	1,776.00
E145094 - Plant & Equipment Purchase Non-	0.00	300.00	-300.00	300.00
E145095 - Furniture & Equipment Purchase	0.00			
E145097 - Hire of Equipment	747.49	500.00	247.49	500.00
E145101 - Consumable Stores	0.00	100.00	-100.00	100.00
E145103 - Newspapers & Periodicals	0.00	200.00	-200.00	200.00
E145105 - Publications & Brochures	54.23	800.00	-745.77	800.00
E145107 - Subscriptions	0.00	250.00	-250.00	250.00
E145109 - Parking Expenses	148.72	0.00	148.72	0.00
E145111 - Plans	0.00	1,800.00	-1,800.00	1,800.00
E145113 - Emergency Services	754.55	700.00	54.55	700.00
E145117 - Electricity	1,129.82	1,248.00	-118.18	1,248.00
E145119 - Professional Indemnity	1,290.00	1,200.00	90.00	1,200.00
E145121 - Insurance - Public Liability	1,900.00	1,910.00	-10.00	1,910.00
E145123 - Insurance - Property (ISR)	2,532.88	340.00	2,192.88	340.00
E145126 - Insurance - Personal Accident	800.00	800.00	0.00	800.00
E145127 - Insurance - Other	0.00	1,290.00	-1,290.00	1,290.00
E145204 - Fences/Walls (Sumps in Road Res	0.00	0.00	0.00	0.00
E145205 - Recreation Reserves Mtce	0.00	0.00	0.00	0.00
E145217 - Cash Rounding Account	-0.02			
E145222 - Depreciation Furniture_office E	5,736.00	4,502.00	1,234.00	4,502.00

Tamala Park Regional Council Income Statement Summary July 2009 through June 2010

	Jul '09 - Jun 10	Budget	\$ Over Budget	Annual Budget
E145340 - Creditors Adjustme for Prev Yrs	-1,700.00			
Total E145 - Administration	786,032.88	1,252,999.00	-466,966.12	1,252,999.00
Total E14 - OTHER PROPERTY & SERVICES.	786,032.88	1,252,999.00	-466,966.12	1,252,999.00
Total Expense	896,105.59	1,366,999.00	-470,893.41	1,366,999.00
Net Income	-99,624.14	-594,041.00	494,416.86	-594,041.00

**TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 JULY 2010**

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**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 JULY 2010**

	NOTE	31 July 2010 Actual \$	Draft 31 July 2010 Y-T-D Budget \$	2010/11 Draft Annual Budget \$	Variences Draft Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues					
	1,2				
Interest Earnings		20,334	69,853	838,236	(70.89%)
Other Revenue		50	0	0	100.00%
		<u>20,384</u>	<u>69,853</u>	<u>838,236</u>	(70.82%)
(Expenses)					
	1,2				
Employee Costs		(27,868)	(44,357)	(529,983)	37.17%
Materials and Contracts					
- Materials and Contracts Other		(4,066)	(35,942)	(440,710)	88.69%
- Professional Consulting Fees		(6,740)	(42,411)	(508,800)	84.11%
Depreciation		0	0	(4,502)	100.00%
Utilities		0	(832)	(10,000)	(100.00%)
Insurance		(2,602)	(583)	(7,005)	(346.31%)
Other Expenditure		(353)	0	(118,500)	100.00%
		<u>(41,629)</u>	<u>(124,125)</u>	<u>(1,619,500)</u>	66.46%
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>					
Depreciation on Assets		0	0	4,502	0.00%
Provision for Audit Fees		0	0	0	0.00%
Movement in Non-current Employee Entitlements		0	0	0	0.00%
<u>Capital Revenue and (Expenditure)</u>					
Contributed Equity		0	(94,537)	(94,537)	(100.00%)
Land and Buildings		0	(6,666)	(80,000)	(100.00%)
Furniture and Equipment		0	(3,333)	(40,000)	(100.00%)
ADD Net Current Assets July 1 B/Fwd	7	15,104,806	15,104,806	15,104,806	0.00%
Net Current Assets Year to Date	7	<u>15,083,561</u>	<u>14,945,998</u>	<u>14,113,507</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 2010 TO 31 JULY 2010**

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.

The Council does not hold any monies in trust.

(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 2010 TO 31 JULY 2010**

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.

Collectability 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

(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 2010 TO 31 JULY 2010**

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 2011.

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 2010 TO 31 JULY 2010**

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 2010 TO 31 JULY 2010**

(q) 2010/10 Budget Column Balances

As at the date of this report Council has not formally adopted its 2010/11 budget. Consequently all amounts in the 2010/11 budget comparison columns are referring to the draft budget and may be subject to adjustment.

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 (now Lot 9504); 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 are budgeted to be acquired during the year:

		2010/11 Actual \$	Draft 2010/11 Budget \$
<u>By Program</u>			
Economic Services			
General Office Fitout	LB	0	80,000
Other Property and Services			
Computer Equipment	FE	0	10,000
Furniture	FE	0	30,000
		<u>0</u>	<u>120,000</u>
<u>By Class</u>			
Land and Buildings	LB	0	80,000
Furniture and Equipment	FE	0	40,000
		<u>0</u>	<u>120,000</u>

4. DISPOSALS OF ASSETS

No assets were disposed during the reporting period to the 31st July 2010.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 JULY 2010**

5. INFORMATION ON BORROWINGS

No borrowings have been made in the period under review. No borrowings are budgeted for the 2010-11 financial year.

6. CONTRIBUTED EQUITY

The amount of Contributed Equity is \$16,140,953 as at 31 July 2010.

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	31 July 2010 Actual \$	Brought Forward 1-Jul \$
CURRENT ASSETS		
Cash - Unrestricted	15,099,027	15,225,107
Receivables	39,065	43,934
	<u>15,138,092</u>	<u>15,269,041</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(54,531)</u>	<u>(164,235)</u>
NET CURRENT ASSET POSITION	15,083,561	15,104,806
NET CURRENT ASSET POSITION	<u><u>15,083,561</u></u>	<u><u>15,104,806</u></u>

8. RATING INFORMATION

Being a Regional Council, no rates will be raised during the year ending 30 June 2011.

9. TRUST FUNDS

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

Tamala Park Regional Council
Balance Sheet
As at July 31, 2010

	Jul 31, 10	Jun 30, 10	\$ Change
ASSETS			
Current Assets			
Chequing/Savings			
A01100 - Cash at Bank			
A01101 - Unrestricted Municipal Bank	3,563.06	-2,129.77	5,692.83
A01102 - Unrestricted Short Term Investm	19,884.12	151,656.78	-131,772.66
A01106 - Fixed Term Deposit_BankWest	7,693,062.63	7,693,062.63	0.00
A01107 - Fixed Term Deposit Suncorp Metw	7,382,487.51	7,382,487.51	0.00
Total A01100 - Cash at Bank	15,098,997.32	15,225,077.15	-126,079.83
Total Chequing/Savings	15,098,997.32	15,225,077.15	-126,079.83
Accounts Receivable			
A01120 - ACCOUNTS RECEIVABLE			
A011201 - Accrued Interest	36,364.68	36,364.68	0.00
Total A01120 - ACCOUNTS RECEIVABLE	36,364.68	36,364.68	0.00
Total Accounts Receivable	36,364.68	36,364.68	0.00
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	15,136,392.00	15,262,471.83	-126,079.83
Fixed Assets			
A0151 - Land			
A01512 - At Cost			
E168010 - Land Acquisition 2009-10			
E168011 - Acquisition lot 807 Neerabup Rd	0.00	2,000,000.00	-2,000,000.00
Total E168010 - Land Acquisition 2009-10	0.00	2,000,000.00	-2,000,000.00
A01512 - At Cost - Other	2,000,000.00	0.00	2,000,000.00
Total A01512 - At Cost	2,000,000.00	2,000,000.00	0.00
Total A0151 - Land	2,000,000.00	2,000,000.00	0.00
A0154 - Furniture & Equipment			
A01541 - Accumulated Depn - F&E	-13,796.00	-13,796.00	0.00
A01542 - At Cost			
E168200 - Additiions - 2007-08			
E168201 - Telephones, Faxes	0.00	662.73	-662.73
E168203 - Computer Equipment	0.00	7,857.14	-7,857.14
E168204 - Printers Photocopiers Scanners	0.00	6,821.73	-6,821.73
E168205 - Furniture & Equipment	0.00	136.36	-136.36
E168206 - Floor Coverings	0.00	2,050.00	-2,050.00

Tamala Park Regional Council
Balance Sheet
As at July 31, 2010

	Jul 31, 10	Jun 30, 10	\$ Change
Total E168200 · Additions - 2007-08	0.00	17,527.96	-17,527.96
E168500 · Additions 2008-09			
E168502 · Computer - Project Dev Mgr	2,490.82	2,490.82	0.00
Total E168500 · Additions 2008-09	2,490.82	2,490.82	0.00
E168510 · F&OEquip Additions 2009-10			
E168511 · Elect-Compute Equipment 2009-10	3,434.55	3,434.55	0.00
E168514 · Printers Copiers Scanners Camer	346.28	346.28	0.00
E168515 · Phones	800.00	800.00	0.00
Total E168510 · F&OEquip Additions 2009-10	4,580.83	4,580.83	0.00
A01542 · At Cost - Other	20,487.23	2,959.27	17,527.96
Total A01542 · At Cost	27,558.88	27,558.88	0.00
Total A0154 · Furniture & Equipment	13,762.88	13,762.88	0.00
Total Fixed Assets	2,013,762.88	2,013,762.88	0.00
TOTAL ASSETS	17,150,154.88	17,276,234.71	-126,079.83
LIABILITIES			
Current Liabilities			
Accounts Payable			
L01215 · SUNDRY CREDITORS	-0.75	82,929.17	-82,929.92
Total Accounts Payable	-0.75	82,929.17	-82,929.92
Credit Cards			
A01110 · Westpac Visa Corp Credit Card	-3.75	3,661.70	-3,665.45
Total Credit Cards	-3.75	3,661.70	-3,665.45
Other Current Liabilities			
2100 · Payroll Liabilities			
L2001 · PAYG Deductions	6,724.00	29,832.00	-23,108.00
Total 2100 · Payroll Liabilities	6,724.00	29,832.00	-23,108.00
2200 · Tax Payable	-1,700.43	-6,569.40	4,868.97
L0122 · Employee Entitlements			
L01225 · Annual Leave	33,894.05	33,894.05	0.00
Total L0122 · Employee Entitlements	33,894.05	33,894.05	0.00
L01229 · Prov for Audit Fees	7,000.00	7,000.00	0.00
Total Other Current Liabilities	45,917.62	64,156.65	-18,239.03
Total Current Liabilities	45,913.12	150,747.52	-104,834.40
Long Term Liabilities			

Tamala Park Regional Council
Balance Sheet
As at July 31, 2010

	Jul 31, 10	Jun 30, 10	\$ Change
L01230 - Provision - Employee LSL	6,918.42	6,918.42	0.00
Total Long Term Liabilities	6,918.42	6,918.42	0.00
TOTAL LIABILITIES	52,831.54	157,665.94	-104,834.40
NET ASSETS	17,097,323.34	17,118,568.77	-21,245.43
EQUITY			
3000 - Opening Bal Equity			
L019051 - TVP Dist Rates Equiv 07-09	-19,239.97	-19,239.97	0.00
L019052 - CP Dist Rates Equiv 07-09	-19,239.97	-19,239.97	0.00
L019053 - TC Dist Rates Equiv 07-09	-19,239.97	-19,239.97	0.00
L019054 - CJ Dist Rates Equiv 07-09	-38,479.93	-38,479.93	0.00
L019055 - CW Dist Rates Equiv 07-09	-38,479.93	-38,479.93	0.00
L019056 - TV Dist Rates Equiv 07-09	-19,239.97	-19,239.97	0.00
L019057 - CS Dist Rates Equiv 07-09	-76,959.86	-76,959.86	0.00
Total 3000 - Opening Bal Equity	-230,879.60	-230,879.60	0.00
3900 - *Retained Earnings	1,128,009.20	1,224,683.01	-96,673.81
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	1,351,786.60	1,351,786.60	0.00
L019002 - City of Perth			
L019102 - CP Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019002 - City of Perth	1,351,786.60	1,351,786.60	0.00
L019003 - Town of Cambridge			
L019103 - TC Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019003 - Town of Cambridge	1,351,786.60	1,351,786.60	0.00
L019004 - City of Joondalup			
L019104 - CJ Contributed Equity	2,703,573.19	2,703,573.19	0.00
Total L019004 - City of Joondalup	2,703,573.19	2,703,573.19	0.00
L019005 - City of Wanneroo			
L019105 - CW Contributed Equity	2,703,573.19	2,703,573.19	0.00
Total L019005 - City of Wanneroo	2,703,573.19	2,703,573.19	0.00
L019006 - Town of Vincent			
L019106 - TV Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019006 - Town of Vincent	1,351,786.60	1,351,786.60	0.00
L019007 - City of Stirling			
L019107 - CS Contributed Equity	5,407,146.39	5,407,146.39	0.00
Total L019007 - City of Stirling	5,407,146.39	5,407,146.39	0.00

Tamala Park Regional Council
Balance Sheet
As at July 31, 2010

	Jul 31, 10	Jun 30, 10	\$ Change
Net Income	-21,245.43	-96,673.81	75,428.38
TOTAL EQUITY	17,097,323.34	17,118,568.77	-21,245.43

Tamala Park Regional Council
Income Statement Detailed
For the Period Ended 31 July 2010

	Jul 10	YTD Budget	Annual Budget
Income			
I03 - GENERAL PURPOSE FUNDING			
I032 - Other GPF			
I032020 - Contributions	50		
I032030 - Interest on Investment	20,334	69,853	838,236
Total I032 - Other GPF	20,384	69,853	838,236
Total I03 - GENERAL PURPOSE FUNDING	20,384	69,853	838,236
I14 - OTHER PROPERTY & SERVICES			
I145 - Administration			
I145010 - Reimbursements	0	0	0
Total I145 - Administration	0	0	0
Total I14 - OTHER PROPERTY & SERVICES	0	0	0
Total Income	20,384	69,853	838,236
Gross Profit	20,384	69,853	838,236
Expense			
E04 - GOVERNANCE.			
E041 - Membership			
E041005 - Chairman Allowance	0	0	6,000
E041010 - Deputy Chair Allowance	0	0	1,500
E041018 - Composite Allowance	0	0	91,000
E041020 - Conference Expenses	0	0	10,000
E041025 - Training	0		
E041030 - Other Costs	353	0	10,000
Total E041 - Membership	353	0	118,500
Total E04 - GOVERNANCE.	353	0	118,500
E14 - ADMINISTRATION			
E145 - Administration			
E145005 - Salaries - Basic Costs	23,732	37,500	450,000
E145007 - Salaries Occ. Superannuation	2,136	2,928	35,139
E145009 - Salaries WALGS Superannuation	0	262	3,144
E145011 - Advertising Staff Vacancies	0	837	10,000
E145015 - Insurance W/comp.	0	1,083	13,000
E145017 - Medical Exam. Costs	0	200	200
E145019 - Staff Training & Dev.	0	250	3,000
E145020 - Conference Expenses CEO	0	833	10,000
E145021 - Telephone - Staff Reimbursement	0	40	500
E145024 - Travel Expenses CEO	0	424	5,000
E145025 - Other Accom & Property Costs	345	449	15,000
E145027 - Advertising General	0	837	10,000

Tamala Park Regional Council
INcome Statement Detailed
For the Period Ended 31 July 2010

	Jul 10	YTD Budget	Annual Budget
E145029 - Advertising Public/Statutory	363	500	6,000
E145031 - Graphics Consumables	0	416	5,000
E145033 - Photocopying	0	125	1,500
E145037 - Postage, Courier & Freight	0	40	500
E145039 - Printing	0	424	5,000
E145043 - Stationery	166	50	600
E145045 - Other Admin Expenses	2,000	174	2,000
E145047 - Office Telephones & Faxes	264	212	2,500
E145053 - Bank Charges	91	25	300
E145055 - Credit Charges	0	5	60
E145057 - Audit Fees	0	1,150	13,800
E145059 - Membership Fees	2,000	631	7,550
E145061 - Legal Expenses	0	5,837	70,000
E145069 - Valuation Fees	0	1,674	20,000
E145075 - Promotions	0	833	10,000
E145077 - Business Hospitality Expenses	6	833	10,000
E145081 - Professional Retainer	0	0	0
E145082 - Lawyers (EOI)	0	2,500	30,000
E145083 - Research	0	1,674	20,000
E145084 - EOI Consultancy	0	0	0
E145086 - Probity Auditor	0	1,674	20,000
E145087 - Computer Software Mtce	554	424	5,000
E145088 - Accounting Management	1,350	1,666	20,000
E145089 - Computer Software Purchase	0	837	10,000
E145091 - Computer Sundries	0	87	1,000
E145092 - Data Communication Links	0	87	1,000
E145093 - Internet Provider Costs	128	174	2,000
E145094 - Plant & Equipment Purchase Non-	0	25	300
E145095 - Furniture & Equipment Purchase	0		0
E145097 - Hire of Equipment	0	174	2,000
E145101 - Consumable Stores	0	49	500
E145103 - Newspapers & Periodicals	0	24	200
E145105 - Publications & Brochures	0	74	800
E145107 - Subscriptions	0	41	500
E145109 - Parking Expenses	47	17	200
E145111 - Plans	0	125	1,500
E145113 - Emergency Services	0	0	1,000
E145117 - Electricity	104	125	1,500
E145119 - Professional Indemnity	1,387	127	1,525
E145121 - Insurance - Public Liability	0	175	2,100
E145123 - Insurance - Property (ISR)	415	208	2,500
E145126 - Insurance - Personal Accident	800	73	880
E145127 - Insurance - Other	0	0	0
E145217 - Cash Rounding Account	0		0
E145222 - Depreciation Furniture_office E	0	0	4,502
Total E145 - Administration	35,886	68,932	838,800
Total E14 - ADMINISTRATION	35,886	68,932	838,800

Tamala Park Regional Council
INcome Statement Detailed
For the Period Ended 31 July 2010

	Jul 10	YTD Budget	Annual Budget
E24 - CONSULTANT EXPENSE			
E145079 - Consultancy			
E145400 - Structure Planning			
E145401 - Direct Component	400	3,750	45,000
E145402 - Variation SP Options	0	2,916	35,000
E145403 - Aerial Perspective Diagrams	0	416	5,000
E145405 - TPG Syrinx Component	0	416	5,000
E145406 - TPG Creating Communit Component	0		0
E145407 - TPG Douglas Partners Component	0		0
E145409 - Traffic consultant	0	1,250	15,000
E145410 - Economic Component	0	416	5,000
E145413 - Structure Plan Modification	0	0	0
Total E145400 - Structure Planning	400	9,164	110,000
E145430 - Other Struct_PI Consultancies			
E145435 - Local Water Mgmt Strategy	0	1,250	15,000
E145436 - Syrinx Lev 2 Flora Veget Surv	0	0	0
E145437 - Landscaping & Env Detail Plan	0	2,500	30,000
E145438 - Eng Contours post St PI Approva	0	0	0
Total E145430 - Other Struct_PI Consultancies	0	3,750	45,000
E145440 - Env Innovation Consultancies			
E145443 - Hydrology Mgmt & Reuse	0	1,666	20,000
E145444 - Energy Generation-Application	0	2,500	30,000
E145445 - Communication Systems	0	1,666	20,000
E145446 - MRC landfill Future Use/Integra	0	2,087	25,000
E145447 - Graceful Sun Moth Survey	0	833	10,000
E145448 - EPBC Act Management	4,990	4,166	50,000
Total E145440 - Env Innovation Consultancies	4,990	12,918	155,000
E145450 - Admin-Operational Consultancies			
E145451 - GST management	0	1,666	20,000
E145452 - Recruitment_Human Resources	0	833	10,000
Total E145450 - Admin-Operational Consultancies	0	2,499	30,000
E145079 - Consultancy - Other	0	4,166	50,000
Total E145079 - Consultancy	5,390	32,497	390,000
Total E24 - CONSULTANT EXPENSE	5,390	32,497	390,000
E34 - PROPERTY DEVELOPMENT- SERVICES			
E345 - Property Admin & Approvals			
E145041 - Signage/Decals	0	833	10,000
E145042 - Branding/Marketing	0	8,333	100,000
E145063 - Conveyancing Expenses	0	174	2,000
E145065 - Surveyors Fees	0	1,250	15,000
E145067 - Title Searches	0	24	200

Tamala Park Regional Council
Income Statement Detailed
 For the Period Ended 31 July 2010

	Jul 10	YTD Budget	Annual Budget
E145070 - Preliminary Engineering Design	0	2,500	30,000
E145072 - Subdivision Design - Stage 1	0	6,250	75,000
E145074 - Environmental Management Plans	0	2,500	30,000
Total E345 - Property Admin & Approvals	0	21,864	262,200
E346 - Mtce Services - Land			
E145204 - Fences/Walls	0	416	5,000
E145206 - Mtce Services - Land - Other	0	416	5,000
Total E346 - Mtce Services - Land	0	832	10,000
Total E34 - PROPERTY DEVELOPMENT- SERVICES	0	22,696	272,200
Total Expense	41,629	124,125	1,619,500
Net Income	(21,245)	(54,272)	(781,264)

Tamala Park Regional Council
Cheque Detail
 July 2010

Num	Date	Name	Description	Paid Amount
CH-200186	29/07/2010	City of Stirling	Electricity & Hire MR3 SCC August 2010	
Rental 1629	29/07/2010		E145025 · Other Accom & Property Costs - MR3 SCC for August 2010	-273.60
			E145117 · Electricity - MR3 SCC August 2010	-104.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	-37.76
				<u>-415.36</u>
CH-200187	29/07/2010	City of Stirling	Hire MR1 SCC for PCG Mtg 12/8/10	
Rental 6448	29/07/2010		E145025 · Other Accom & Property Costs - Hire MR1 SCC for PCG Mtg 12/8/10	-70.91
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	-7.09
				<u>-78.00</u>
			Cheque payments total July 2010	-493.36

TPRC Budget Summary 2010-2011

													TOTAL	
													Jul '10 - Jun 11	
	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul '10 - Jun 11	
Income														
I03 - GENERAL PURPOSE FUNDING														
I032 - Other GPF														
I 1	I032030 - Interest on Investment	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	838,236.00
Total I032 - Other GPF		69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	838,236.00
Total INCOME		69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	838,236.00
EXPENSE														
E04 - GOVERNANCE.														
E041 - Membership														
O 2	E041005 - Chairman Allowance	0.00	1,500.00	0.00	0.00	1,500.00	0.00	0.00	1,500.00	0.00	0.00	1,500.00	0.00	6,000.00
O 3	E041010 - Deputy Chair Allowance	0.00	375.00	0.00	0.00	375.00	0.00	0.00	375.00	0.00	0.00	375.00	0.00	1,500.00
O 4	E041018 - Composite Allowance	0.00	22,750.00	0.00	0.00	17,499.99	0.00	0.00	17,500.00	0.00	0.00	17,500.00	15,750.00	90,999.99
Total E041015 - Elected Members Remuneration		0.00	22,750.00	0.00	0.00	17,499.99	0.00	0.00	17,500.00	0.00	0.00	17,500.00	15,750.00	90,999.99
O 5	E041020 - Conference Expenses	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	10,000.00
O 6	E041030 - Other Costs	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	10,000.00
Total E04 - GOVERNANCE.		0.00	24,625.00	0.00	0.00	29,374.99	0.00	0.00	19,375.00	0.00	10,000.00	19,375.00	15,750.00	118,499.99
E14 - ADMINISTRATION														
E145 - Administration														
E 7	E145005 - Salaries - Basic Costs	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	450,000.00
E 8	E145007 - Salaries Occ. Superannuation	2,928.25	2,928.25	2,928.25	2,928.25	2,928.25	2,928.25	2,928.25	2,928.25	2,928.25	2,928.25	2,928.25	2,928.25	35,139.00
E 9	E145009 - Salaries WALGS Superannuation	262.00	262.00	262.00	262.00	262.00	262.00	262.00	262.00	262.00	262.00	262.00	262.00	3,144.00
E 10	E145011 - Advertising Staff Vacancies	837.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	10,000.00
E 11	E145015 - Insurance W/comp.	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	1,087.00	13,000.00
E 12	E145017 - Medical Exam. Costs	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
E 13	E145019 - Staff Training & Dev.	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
E 14	E145020 - Conference Expenses CEO	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	837.00	833.00	10,000.00
E 15	E145021 - Telephone - Staff Reimbursement	40.00	40.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	500.00
E 16	E145024 - Travel Expenses CEO	424.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	5,000.00
MO 17	E145025 - Other Accom & Property Costs	449.00	445.00	445.00	445.00	445.00	445.00	2,054.00	2,054.00	2,054.00	2,054.00	2,054.00	2,056.00	15,000.00
MO 18	E145027 - Advertising General	837.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	10,000.00
MO 19	E145029 - Advertising Public/Statutory	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
MO 20	E145031 - Graphics Consumables	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	424.00	416.00	5,000.00
MO 21	E145033 - Photocopying	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
MO 22	E145037 - Postage, Courier & Freight	40.00	40.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	500.00
MO 23	E145039 - Printing	424.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	5,000.00
MO 24	E145043 - Stationery	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
MO 25	E145045 - Other Admin Expenses	174.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	2,000.00
MO 26	E145047 - Office Telephones & Faxes	212.00	208.00	208.00	208.00	208.00	208.00	208.00	208.00	208.00	208.00	208.00	208.00	2,500.00
MO 27	E145053 - Bank Charges	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
MO 28	E145055 - Credit Charges	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00
PC 29	E145057 - Audit Fees	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	13,800.00
MO 30	E145059 - Membership Fees	631.00	629.00	629.00	629.00	629.00	629.00	629.00	629.00	629.00	629.00	629.00	629.00	7,550.00
MO 31	E145061 - Legal Expenses	5,837.00	5,833.00	5,833.00	5,833.00	5,833.00	5,833.00	5,833.00	5,833.00	5,833.00	5,833.00	5,833.00	5,833.00	70,000.00
PC 32	E145069 - Valuation Fees	1,674.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	20,000.00

TPRC Budget Summary 2010-2011

													TOTAL	
		Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul '10 - Jun 11
MO 33	E145075 · Promotions	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	837.00	833.00	10,000.00
MO 34	E145077 · Business Hospitality Expenses	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	837.00	833.00	10,000.00
PC 35	E145082 · Lawyers (EOI)	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
MO 36	E145083 · Research	1,674.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	20,000.00
PC 37	E145086 · Probity Auditor	1,674.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	20,000.00
MO 38	E145087 · Computer Software Mtce	424.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	5,000.00
PC 39	E145088 · Accounting Management	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,674.00	20,000.00
MO 40	E145089 · Computer Software Purchase	837.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	10,000.00
MO 41	E145091 · Computer Sundries	87.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	1,000.00
MO 42	E145092 · Data Communication Links	87.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	1,000.00
MO 43	E145093 · Internet Provider Costs	174.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	2,000.00
MO 44	E145094 · Plant & Equipment Purchase Non-	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
MO 45	E145097 · Hire of Equipment	174.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	2,000.00
MO 46	E145101 · Consumable Stores	49.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	500.00
MO 47	E145103 · Newspapers & Periodicals	24.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	200.00
MO 48	E145105 · Publications & Brochures	74.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	800.00
MO 49	E145107 · Subscriptions	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	49.00	41.00	500.00
MO 50	E145109 · Parking Expenses	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	13.00	17.00	200.00
MO 51	E145111 · Plans	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
MI 52	E145113 · Emergency Services	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
MO 53	E145117 · Electricity	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
IN 54	E145119 · Professional Indemnity	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	128.00	1,525.00
IN 55	E145121 · Insurance - Public Liability	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
IN 56	E145123 · Insurance - Property (ISR)	208.00	208.00	208.00	208.00	208.00	208.00	208.00	208.00	208.00	208.00	212.00	208.00	2,500.00
IN 57	E145126 · Insurance - Personal Accident	73.00	73.00	73.00	73.00	73.00	73.00	73.00	73.00	73.00	73.00	77.00	73.00	880.00
D 58	E145222 · Depreciation Furniture_office E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,502.00	4,502.00
Total E14 · ADMINISTRATION		68,932.25	68,602.25	68,606.25	68,606.25	69,606.25	68,606.25	70,215.25	70,215.25	70,215.25	70,215.25	70,247.25	74,732.25	838,800.00
E24 · CONSULTANT EXPENSE														
E145079 · Consultancy														
E145400 · Structure Planning														
PC 59	E145401 · Direct Component	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	45,000.00
PC 60	E145402 · Variation SP Options	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,924.00	35,000.00
PC 61	E145403 · Aerial Perspective Diagrams	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	424.00	5,000.00
PC 62	E145405 · TPG Syrinx Component	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	424.00	5,000.00
PC 63	E145409 · Traffic Consultant	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
PC 64	E145410 · Economic Component	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	424.00	5,000.00
Total E145400 · Structure Planning		9,164.00	9,164.00	9,164.00	9,164.00	9,164.00	9,164.00	9,164.00	9,164.00	9,164.00	9,164.00	9,164.00	9,196.00	110,000.00
E145430 · Other Struct_PI Consultancies														
PC 65	E145435 · Local Water Mgmt Strategy	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
PC 66	E145437 · Landscaping & Env Detail Plan	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
Total E145430 · Other Struct_PI Consultancies		3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	45,000.00
E145440 · Env Innovation Consultancies														
PC 67	E145443 · Hydrology Mgmt & Reuse	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,674.00	20,000.00
PC 68	E145444 · Energy Generation-Application	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
PC 69	E145445 · Communication Systems	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,674.00	20,000.00

TPRC Budget Summary 2010-2011

													TOTAL	
		Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul '10 - Jun 11
PC 70	E145446 · MRC landfill Future Use/Integra	2,087.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	25,000.00
PC 71	E145447 · Graceful Sun Moth Survey	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	837.00	10,000.00
PC 72	E145448 · EPBC Act Management	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,174.00	50,000.00
Total E145440 · Env Innovation Consultancies		12,918.00	12,914.00	12,914.00	12,914.00	12,914.00	12,914.00	12,914.00	12,914.00	12,914.00	12,914.00	12,914.00	12,942.00	155,000.00
E145450 · Admin-Operational Consultancies														
PC 73	E145451 · GST management	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,674.00	20,000.00
PC 74	E145452 · Recruitment_Human Resources	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	837.00	10,000.00
Total E145450 · Admin-Operational Consultancies		2,499.00	2,499.00	2,499.00	2,499.00	2,499.00	2,499.00	2,499.00	2,499.00	2,499.00	2,499.00	2,499.00	2,511.00	30,000.00
PC 75	E145079 · Consultancy - Other	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,166.00	4,174.00	50,000.00
Total E145079 · Consultancy		32,497.00	32,493.00	32,493.00	32,493.00	32,493.00	32,493.00	32,493.00	32,493.00	32,493.00	32,493.00	32,493.00	32,573.00	390,000.00
Total E24 · CONSULTANT EXPENSE		32,497.00	32,493.00	32,493.00	32,493.00	32,493.00	32,493.00	32,493.00	32,493.00	32,493.00	32,493.00	32,493.00	32,573.00	390,000.00
E34 · PROPERTY DEVELOPMENT- SERVICES														
E345 · Property Admin & Approvals														
MO 76	E145041 · Signage/Decals	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	837.00	10,000.00
MO 77	E145042 · Branding/Marketing	8,333.00	8,333.00	8,333.00	8,333.00	8,333.00	8,333.00	8,333.00	8,333.00	8,333.00	8,333.00	8,333.00	8,337.00	100,000.00
MO 78	E145063 · Conveyancing Expenses	174.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	2,000.00
PC 79	E145065 · Surveyors Fees	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
MO 80	E145067 · Title Searches	24.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	200.00
MO 81	E145070 · Preliminary Engineering Design	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
MO 82	E145072 · Subdivision Design - Stage 1	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	75,000.00
MO 83	E145074 · Environmental Management Plans	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
E346 · Mtce Services - Land														
MI 84	E145204 · Fences/Walls	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	424.00	5,000.00
MI 85	E145206 · Mtce Services - Land - Other	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	424.00	5,000.00
Total E34 · PROPERTY DEVELOPMENT- SERVICES		22,696.00	22,680.00	22,680.00	22,680.00	22,680.00	22,680.00	22,680.00	22,680.00	22,680.00	22,680.00	22,680.00	22,704.00	272,200.00
TOTAL OPERATING EXPENSE		124,125.25	148,400.25	123,779.25	123,779.25	154,154.24	123,779.25	125,388.25	144,763.25	125,388.25	135,388.25	144,795.25	145,759.25	1,619,499.99
NET INCOME		-54,272.25	-78,547.25	-53,926.25	-53,926.25	-84,301.24	-53,926.25	-55,535.25	-74,910.25	-55,535.25	-65,535.25	-74,942.25	-75,906.25	-781,263.99
ASSET ACQUISITION														
A0154 · Furniture & Equipment														
86	E168511 · Elect-Compute Equipment 2009-10	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	837.00	10,000.00
87	E168512 · Furniture	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
88	E168513 · Office Fitout	6,666.00	6,666.00	6,666.00	6,666.00	6,666.00	6,666.00	6,666.00	6,666.00	6,666.00	6,666.00	6,666.00	6,674.00	80,000.00
Total A0154 · Furniture & Equipment		9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	10,011.00	120,000.00
TOTAL ASSET ACQUISITION		9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	9,999.00	10,011.00	120,000.00
LIABILITIES & EQUITY														
Equity														
3000 · Opening Bal Equity														
89	L019051 · TVP Dist Rates Equiv 07-09	7,878.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,878.00
90	L019052 · CP Dist Rates Equiv 07-09	7,878.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,878.00
91	L019053 · TC Dist Rates Equiv 07-09	7,878.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,878.00
92	L019054 · CJ Dist Rates Equiv 07-09	15,756.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,756.00
93	L019055 · CW Dist Rates Equiv 07-09	15,756.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,756.00

TPRC Budget Summary 2010-2011

													TOTAL	
		Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul '10 - Jun 11
94	L019056 - TV Dist Rates Equiv 07-09	7,878.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,878.00
95	L019057 - CS Dist Rates Equiv 07-09	31,513.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,513.00
Total 3000 - Opening Bal Equity		94,537.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94,537.00
Total Equity		94,537.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94,537.00
TOTAL LIABILITIES & EQUITY		94,537.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94,537.00
TOTAL EXPENDITURE													1,834,036.99	
TOTAL INCOME													838,236.00	
TOTAL NET INCOME													-995,800.99	



REQUEST FOR TENDER

FOR

ENGINEERING SERVICES



Submissions must be delivered to:

**The Tender Box
Tamala Park Regional Council Reception
Room 3
Scarborough Civic Centre
173 Gildercliffe Street
SCARBOROUGH WA 6019**

The time for the lodging of submissions is no later than:

2:00PM Western Standard Time (WST) on 8 September 2010

Tenders received after the time specified for closing will not be accepted.

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1. INTRODUCTION

The Tamala Park Regional Council intends to undertake the development of a new master planned urban development on land in Clarkson. The Tamala Park Regional Council comprises the Town of Cambridge, City of Joondalup, City of Perth, City of Stirling, Town of Victoria Park, Town of Vincent and City of Wanneroo. These member Councils have a joint holding in the Tamala Park land.

The TPRC is calling for Tenders from suitably qualified and experienced engineering companies to provide services to the TPRC in respect of the Land

Tamala Park Regional Council is seeking to appoint key consultants across a range of disciplines to provide services to the Regional Council and Satterley Property Group in undertaking the detailed planning and development of the site. Satterley Property Group has recently been engaged to undertake development delivery services for the Regional Council.

Consultants will be appointed directly by the Tamala Park Regional Council but will report to Satterley Property Group as project managers on behalf of the Regional Council.

1.1 THE OPPORTUNITY

This is a unique opportunity to provide services to the TPRC in an exciting new master planned project, comprising approximately 2500 lots, within one of the fastest growing regions in Australia. The first stage of development and sales is planned to commence in early 2011.

The successful proponent will be given the opportunity to enter into an Agreement with TPRC for the provision of services in respect of the development of the Land. The initial term of appointment will be for a period of two years. However, Tamala Park Regional Council reserves the right to terminate the consultancy at any time should the consultant not be able to meet acceptable performance standards.

Continuation of appointment beyond the initial two year period will be entirely at the discretion of the Tamala Park Regional Council with assessments of performance completed on an annual basis.

1.2 LOCATION AND CONTEXT

The Land extends from the coast, east to the Mitchell Freeway. It is surrounded by the suburbs of Mindarie and Clarkson. It has road frontage to Marmion Avenue, Connolly Drive and Neerabup Road and abuts the Clarkson Railway Station.

It is surrounded by the established residential areas of Burns Beach, Kinross, Clarkson and Mindarie. It also adjoins the Ocean Keys retail and commercial centre and is only 2km from Mindarie Marina. It is surrounded by well established private and public infrastructure.



1.3 PROJECT VISION

The TPRC vision for the Project is to create an urban centre for choice, sustainability, community and opportunity from the Land.

1.4 PROCESS AND INDICATIVE PROGRAM

TPRC intends to conduct a single phase Tender assessment process to identify a preferred proponent with which to negotiate the Agreement. The proposed timeframe for the selection of a preferred proponent is as follows:

REQUEST FOR TENDER PROPOSED TIMEFRAMES

Request for Tender Advertised	25 August 2010 + 28 August 2010
Closing Date	8 September 2010
Evaluation Process	9 September 2010 – 23 September 2010
TPRC Approval of preferred proponent	14 October 2010
Contract Award	21 October 2010

The above dates and phases are indicative only.

2.0 PLANNING AND ENVIRONMENT

2.1 THE SITE

The Land comprises an area of approximately 170 hectares and forms part of Lot 9504 on Deposited Plan 52070. That part of the Land west of Marmion Avenue is zoned 'Urban' under the Metropolitan Region Scheme, the remaining portion of the Land east of Marmion Avenue is zoned 'Urban Deferred'.

2.2 STRUCTURE PLAN

The TPRC engaged The Planning Group to prepare a Structure Plan for the Land (**Structure Plan**). The Structure Plan was advertised by the City of Wanneroo from 27 October 2009 to 7 December 2009. The City of Wanneroo has granted approval to a modified Structure Plan, subject also to a number of modifications being effected prior to final approval. It also resolved to refer the Structure Plan to the Western Australian Planning Commission for approval. The WAPC is presently reviewing the Structure Plan.

The Structure Plan has been prepared following significant participation and input from the local community, the City of Wanneroo and relevant State Government agencies. The intended strategic outcome of the Structure Plan is to facilitate the establishment of a range of housing and densities that meet the emerging needs of the Perth Metropolitan Region with respect to lifestyle, accessibility and changing demography. In addition, it is intended to create a community having a distinct identity and sense of place that takes advantage of prevailing natural features, a well planned built environment and relationship with existing and future retail, business, community services and other employment opportunities in the immediate locality and wider region.

The Structure Plan will also provide the appropriate management of natural elements and features, such as the protection of significant tracts of native flora and associated fauna within a quality urban landscaping.

The successful proponent will also need to demonstrate an understanding of the Structure Plan and TPRC objectives and outline clear strategies on how these are to be implemented. Details

of these requirements are set out in sub-clause 4.2 of this document.

2.3 ENVIRONMENTAL STATUS

The TPRC has engaged Syrinx Environmental to undertake comprehensive environmental assessments over the Land. Syrinx has prepared Environmental Management Plans for the Land which has been considered in the formulation of the Structure Plan. The Environmental Management Plans have identified potential habitat for Carnaby's Cockatoo and the Graceful Sun Moth. Both of these are listed as endangered under the *Conservation, Environment, Protection and Biodiversity Act 1999*. No referral to the Department of Environment, Water, Heritage and the Arts has been undertaken at this stage, but is expected in August/September 2010.

3.0 SCOPE OF ENGINEERING SERVICES REQUIRED

The consultant is to provide detailed engineering advice and reporting on project servicing and development costs and to assist in providing information for finalisation of structure planning and subdivision planning, environmental investigations, community consultation and participate as a key member of the project team. In addition, the consultant will undertake detailed engineering design and superintendence services for the project.

The engineering services being sought include the following;

- Engineering Services - Master Planning
- Detailed Design and Tender
- Contract Administration
- Cost Control
- Maintenance
- Approvals Liaison & Reporting

The detail Scope of Works for Engineering Services is attached at Appendix 3.

4.0 ASSESSMENT CRITERIA

The TPRC will assess the Tender submissions using the criteria detailed in this section. Submissions must address the assessment criteria in the format set out below. Proponents are required to provide sufficient information against each of the requirements, using the same headings and in the same order as listed below, to demonstrate their ability to satisfy all of the assessment criteria. Submissions received that have not addressed all the assessment criteria may not be considered.

4.1 PROPONENT AND PROJECT TEAM CRITERIA (40% WEIGHTING)

The following key considerations will be taken into account in assessing proposals against the selection criteria:

- a) Experience in undertaking detailed engineering design and construction superintendence of developments of greater than 2000 lots.
- b) Extensive experience in managing engineering and construction matters with urban developments within the City of Wanneroo.
- c) Proven track record of obtaining engineering approvals and clearances for master planned projects within the City of Wanneroo.
- d) Established relationships with officers of the City of Wanneroo.
- e) Significant experienced resources to undertake design and construction superintendence of all engineering aspects of master planned developments of greater than 2000 lots.
- f) Identify individuals who will be assigned to the development and provide details of:

- Qualifications.
- Other relevant experience in land development, etc.
- Professional affiliations.
- Employment history.

4.2 TPRC VISION AND OBJECTIVES CRITERIA (30% WEIGHTING)

The proponent must:

- a) Demonstrate its understanding of the TPRC vision and objectives.
- b) Outline its strategies for implementing and meeting the TPRC vision and objectives.
- c) Demonstrate its understanding of Structure Plan objectives and strategies.
- d) Outline its strategies and methodology for delivering Structure Plan objectives.

4.3 FEE PROPOSAL CRITERIA (30% WEIGHTING)

Information detailing all proposed fees for services which form part of this Tender. Engineering fees are to be provided all-up per lot fees, with the per lot fee broken down to show the comparative components of preliminary design, detailed design and superintendence for earthworks and civil works respectively.

Any exclusion's must be identified.

5.0 TENDER ASSESSMENT

5.1 ASSESSMENT METHODOLOGY

Submissions will be assessed by a selection panel.

The submissions will first be assessed by the selection panel against the assessment criteria set out in Section 4 of this Tender.

At the TPRC's absolute discretion, some or all proponents may be invited to discuss their submissions.

After evaluation of the submissions made in response to this Tender during the assessment process, the TPRC may (in its absolute discretion and before, during or after negotiation with one or more proponents) decide not to proceed with appointing a successful proponent.

5.2 INFORMATION REQUIRED

Proponents will be required to include in their submissions:

- a) Completed details of the proponent (as detailed in Appendix 2).
- b) Completed statement addressing each of the assessment criteria listed in Section 3 of this Tender.

5.3 CONFLICTS OF INTEREST

Proponents are required to include in their submission a list of projects they currently are engaged in and if they may have a potential for a conflict of interest. Detailed information on managing any conflicts is to be included. This should include any future or potential projects.

5.4 PROPONENTS ACCESS TO FURTHER INFORMATION

The TPRC website contains relevant information and documents, including the Structure

Plan. Proponents are encouraged to access this information by logging onto www.tamalapark.wa.gov.au.

5.5 CONDITIONS OF THE TENDER

The selection of the preferred proponent will be at the sole and absolute discretion of TPRC whose decision shall be final. The selection of a preferred proponent will enable the commencement of negotiations towards reaching an acceptable Agreement between TPRC and the preferred proponent. The preferred proponent's Tender submissions will be used to progress the negotiations. However, such selection as preferred proponent does not indicate the TPRC's acceptance of all aspects of the preferred proponent's submission.

If at any stage TPRC believes, at its sole discretion, that agreement on the terms of the Agreement between the TPRC and the preferred proponent cannot be reached, the TPRC shall have the right to terminate negotiations with the preferred proponent and to commence negotiations with the next ranked proponent.

In addition to the above, proponents should also note the following:

- a) Any agreement reached as a result of negotiations will be subject to all necessary TPRC approvals.
- b) The TPRC will not be under any obligation to respond to correspondence or representation in relation to submissions.
- c) In making a submission, proponents will be deemed to have accepted all conditions of the Tender as detailed in Appendix 1.

5.6 SELECTION PANEL

The Selection Panel will consist of representatives from the TPRC. The Selection Panel may call on other specialist advisors, as required, to assist with the financial and technical assessment of submissions.

5.7 SELECTION AND NOTIFICATION

The TPRC's will assess responses received against each of the selection criteria and may (but is not obliged to) select a preferred proponent. All proponents will be notified in writing of the Tender results.

5.8 FURTHER ENQUIRIES, INFORMATION AND CLARIFICATION

Requests for further information are to be made in writing or by email to:

Mr. Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Email – tony.arias@tamalapark.wa.gov.au

Except for requests for further information made in writing to the Chief Executive Officer, proponents must not attempt to contact any TPRC representative regarding this Tender. Any proponent attempting to contact any TRPC representative will be excluded from the evaluation process immediately.

Proponents should direct all enquiries, including requests for any drawings or other documents referenced in this Tender to the Chief Executive Officer. Enquiries should be in written form (fax or e-mail is acceptable) and should be submitted before 3:00pm (Perth WA), on 1 September 2010. The TRPC may not be able to respond to enquiries received after this

time.

6.0 SUBMISSION OF TENDER PROPOSAL

Proponents must lodge their Tender submission as follows:

- One (1) original signed submission;
- Six (6) complete copies; and
- One (1) electronic PDF copy.

Bound in a suitable package and clearly marked '**Tender – Engineering Services, Tamala Park Development Project**'.

The total length of each proponent's submission is not to exceed twenty (20) A4 pages in length and the font size is to be not less than 10 point. The 20-page limit excludes completed Appendix 2, and company profiles and appendices. Anything in the proponent's submission in excess of the Maximum Page limit may not be considered by the assessment panel.

Submissions must be delivered to:

The Tender Box
Tamala Park Regional Council Reception
Room 3
Scarborough Civic Centre
173 Gildercliffe Street
SCARBOROUGH WA 6019

The time for the lodging of submissions is no later than **2:00PM Western Standard Time (WST) on 8 September 2010**. A receipt stamped with the date and time will be issued upon request.

Electronic or faxed copies of submissions will not be accepted. Late submissions will not be accepted.

7.0 GENERAL INFORMATION

7.1 COMMERCIALITY AND GOVERNANCE

The TPRC aims to ensure the broad policy principles applied by the TPRC Procurement Policy are incorporated into its procurement processes and practices. The TPRC Procurement Policy relates to:

- Value for money;
- Open and effective competition;
- Integrity, ethics and probity;
- Assuring quality;
- Complaints and communications; and
- Forward procurement reporting.

Proponents should note that these guidelines may be incorporated in the Agreement for both the acquisition of services and works, and the sale of the developed product.

7.2 DISCLAIMER

Proponents must rely on their own investigations and satisfy themselves in relation to all aspects of this Tender.

The TPRC (and its respective employees, officers, consultants and professional advisers):

- a) are not liable for any incorrect or misleading information or failure to disclose information whether in connection with this document or any document attached or related to it.
- b) make no warranty as to the accuracy of the information contained in this document or any documents attached to it or in any other information (including the any studies and reports) provided to proponents at any stage of the Tender and negotiation process.

This document or any document attached or related to it may be subject to review or change at any time without notice.

Matters raised and that are agreed by the TPRC and the Probity Auditor to be confidential will be treated as confidential. However, the TPRC reserves the right to determine if any written questions or response to such questions will be made available to other proponents.

In the event of a claimed confidential enquiry, proponents will be advised by the TPRC of its intention to distribute general enquiries and response, thereby enabling proponents to withdraw any enquiries.

APPENDIX 1

CONDITIONS OF THIS REQUEST FOR TENDER

1. Proponent may request clarification or elaboration

The proponent may request in writing, clarification or elaboration from the TPRC's representative on any of the Tender documents. Proponents should be aware that any clarification or elaboration may also be given to other interested parties.

All the information that TPRC provides to a proponent, whether in the Tender documents or not, is provided in good faith to assist proponents to assess the Tender submissions, the project and the nature and location of the work to be completed. None of the information is guaranteed. It is the proponent's responsibility to interpret and assess the relevance of the information provided. TPRC is not liable for any loss, damage or expense suffered by a proponent as a result of any inaccuracy in the information provided.

2. Proponent must inform itself

It is the proponent's responsibility to make all necessary investigations for it to become thoroughly informed about the subject matter of the Tender, the project and the nature and location of the work to be completed.

3. Variation to scope of work

The TPRC may vary the scope of the project, or the conditions of the Tender, by giving written notice of the variation to all proponents at any time before the closing date for Tender submission.

4. Governing Law

The Tender documents and the Tender submissions are governed by the law of Western Australia.

5. Intellectual property

Tender documents

All intellectual property in the Tender documents (including, without limitation, the Agreement and other agreements to which the TPRC is a party or prepared by or on behalf of TPRC) belongs to, and remains the property of the TPRC. The TPRC expressly reserves the right to use these documents for other transactions to which TPRC is a party.

Tender submissions

The proponent agrees that to the greatest extent possible the intellectual property contained in their Tender submission belongs to the TPRC absolutely.

To the extent that the intellectual property does not belong the TPRC, to the extent the proponent is able, the proponent grants the TPRC an exclusive (where possible), royalty free, perpetual and irrevocable licence to exercise any and all rights in respect of the intellectual property.

Where an employee, contractor, consultant or agent of the proponent is the owner of any intellectual property in the submission the proponent must use its best endeavors to procure that person grants to the TPRC an exclusive (where possible), royalty free, perpetual and irrevocable licence to exercise any and all rights in respect of that intellectual property.

The licences referred to in this condition are separate, several and independent with respect to each distinct item of intellectual property.

6. Confidentiality

Any financial information provided by a proponent in their submission will be treated with confidence. Any other information in the Submission in respect of the Development may be used by TPRC in its absolute discretion but will be dealt with in a manner consistent with probity requirements.

7. Conditions binding

By submitting an Tender submission, the proponent becomes bound by these conditions of the Tender.

8. No Contract

This document does not constitute an offer to the proponents to develop the Land. Submission of an Tender submission does not in any way create an obligation to award a contract or to enter into a tender process.

9. No change of Tender after closing date

A proponent may not change its Tender after the closing date.

10. No right of recourse

A proponent is not entitled, in any jurisdiction, to challenge any decision by TPRC, including the following decisions:

- To negotiate with one or more preferred proponents or a successful proponent;
- To enter into a contract with a preferred proponent or a successful proponent; or
- To cancel the Tender at any time.

11. TPRC has absolute discretion

TPRC has absolute discretion in relation to the evaluation of Tender submissions received and the selection of a preferred or successful proponent. The TPRC is not bound to accept the lowest priced Tender submission or any Tender submission. TPRC may accept the whole or any part of an Tender submission. After evaluation of all Tender submissions, the TPRC may (in its absolute discretion and before, during or after negotiation with one or more proponents) decide not to enter into any contract relating to the project or to request tenders for the project.

12. Costs

Costs and expenses incurred by proponents in any way associated with the preparation and submission of their Tender submissions will be borne entirely by the proponents.

APPENDIX 2

SUBMISSION FORM

Proponents should ensure that they fully and completely disclose all relevant information in completing this form. Terms used in this form have the same meaning as given in the Tender document, unless the context otherwise requires:

1. IDENTITY OF THE PROPONENT ENTITY

Name of Organisation(s) ACN / ABN

Business Address

Postal Address

2. CONTACT DETAILS

Name of Principal Contact Person

Position

Telephone

Email

3. ADDENDA ACKNOWLEDGMENT

Proponents confirm that they have accessed the Tamala Park Regional Council website (www.tamalapark.wa.gov.au) and have noted any addenda to the Tender document.

4. AGREEMENT TO TERMS AND CONDITIONS

By lodging this Tender submission the proponent agrees to be bound by the terms and conditions set out in the Tender document.

SIGNED for and on behalf of

Insert proponent's name . If proponent is a consortium, then all consortium members must sign

APPENDIX 3

SCOPE OF WORKS - ENGINEERING SERVICES

Scope of Works

- Site works and earthworks
- Retaining Walls
- Subdivision Roads
- Stormwater drainage disposal
- Sewerage reticulation
- Water supply reticulation
- Footpaths and cycle ways
- Power reticulation
- Uniform fencing
- Co-ordination of public utilities
- Engineering component of landscape works as required

Engineering Services Master Planning

- Liaison with SPG and project team
- Assist in preparation of project program
- Review civil work requirements and develop cost effective strategies
- Input to subdivision planning approval
- Identify and negotiation of headwork and pre-funding arrangements
- Liaison with public utilities
- Establish design standards with project team
- Preliminary design of engineering works
- Provide civil engineering advice and reporting for the preparation of structure plans and detailed subdivision designs and approvals
- Assist with feasibility investigations and participate as a key project team member.

Detailed Design and Tender

- Detailed design and documentation and liaison with relevant authorities
- Provision of applications for future public utility services
- Coordination of survey inputs for engineering design
- Apply and obtain related approvals
- Prepare pre-tender cost estimates
- Prepare tender documents
- Tender and evaluation
- Arrange contract documents for execution

Contract Administration

- Administration and supervision of construction and maintenance contracts
- Periodic on site inspections
- Site meetings and minutes
- Reporting on construction progress, cost control and quality control
- Coordination of contractors and public utilities
- Practical completion inspections and approvals
- Arrange early clearance/bonding for titles
- Coordinate payment of statutory charges
- Certification of as constructed drawings

Cost Control

- Provision of forward cost estimates for budget purposes
- Analysis of tenders and contract rates
- Audit and monitor construction costs

Maintenance

- Monitor and action defect liability actions
- Final completion inspections and approvals

Approvals Liaison & Reporting

- Design documentation and approvals from relevant regulatory bodies
- Attend monthly project consultant meetings and liaison with all relevant authorities
- Presentation(s) to the local authority and resident associations as required
- Respond to the community and other key stakeholder queries as requested

The TPRC will require the preferred proponent to enter in to this agreement upon being selected as the preferred proponent



REQUEST FOR TENDER

FOR

LANDSCAPE ARCHITECTURE SERVICES



Submissions must be delivered to:

**The Tender Box
Tamala Park Regional Council Reception
Room 3
Scarborough Civic Centre
173 Gildercliffe Street
SCARBOROUGH WA 6019**

The time for the lodging of submissions is no later than:

2:00PM Western Standard Time (WST) on 8 September 2010

Tenders received after the time specified for closing will not be accepted.

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1. INTRODUCTION

The Tamala Park Regional Council intends to undertake the development of a new master planned urban development on land in Clarkson. The Tamala Park Regional Council comprises the Town of Cambridge, City of Joondalup, City of Perth, City of Stirling, Town of Victoria Park, Town of Vincent and City of Wanneroo. These member Councils have a joint holding in the Tamala Park land.

The TPRC is calling for Tenders from suitably qualified and experienced landscape architecture companies to provide services to the TPRC in respect of the Land.

Tamala Park Regional Council is seeking to appoint key consultants across a range of disciplines to provide services to the Regional Council and Satterley Property Group in undertaking the detailed planning and development of the site. Satterley Property Group has recently been engaged to undertake development delivery services for the Regional Council.

Consultants will be appointed directly by the Tamala Park Regional Council but will report to Satterley Property Group as project managers on behalf of the Regional Council.

1.1 THE OPPORTUNITY

This is a unique opportunity to provide services to the TPRC in an exciting new master planned project, comprising approximately 2500 lots, within one of the fastest growing regions in Australia. The first stage of development and sales is planned to commence in early 2011.

The successful proponent will be given the opportunity to enter into an Agreement with TPRC for the provision of services in respect of the development of the Land. The initial term of appointment will be for a period of two years. However, Tamala Park Regional Council reserves the right to terminate the consultancy at any time should the consultant not be able to meet acceptable performance standards.

Continuation of appointment beyond the initial two year period will be entirely at the discretion of the Tamala Park Regional Council with assessments of performance completed on an annual basis.

1.2 LOCATION AND CONTEXT

The Land extends from the coast, east to the Mitchell Freeway. It is surrounded by the suburbs of Mindarie and Clarkson. It has road frontage to Marmion Avenue, Connolly Drive and Neerabup Road and abuts the Clarkson Railway Station.

It is surrounded by the established residential areas of Burns Beach, Kinross, Clarkson and Mindarie. It also adjoins the Ocean Keys retail and commercial centre and is only 2km from Mindarie Marina. It is surrounded by well established private and public infrastructure.



1.3 PROJECT VISION

The TPRC vision for the Project is to create an urban centre for choice, sustainability, community and opportunity from the Land.

1.4 PROCESS AND INDICATIVE PROGRAM

TPRC intends to conduct a single phase Tender assessment process to identify a preferred proponent with which to negotiate the Agreement. The proposed timeframe for the selection of a preferred proponent is as follows:

REQUEST FOR TENDER PROPOSED TIMEFRAMES

Request for Tender Advertised	25 August 2010 + 28 August 2010
Closing Date	8 September 2010
Evaluation Process	9 September 2010 – 23 September 2010
TPRC Approval of preferred proponent	14 October 2010
Contract Award	21 October 2010

The above dates and phases are indicative only.

2.0 PLANNING AND ENVIRONMENT

2.1 THE SITE

The Land comprises an area of approximately 170 hectares and forms part of Lot 9504 on Deposited Plan 52070. That part of the Land west of Marmion Avenue is zoned 'Urban' under the Metropolitan Region Scheme, the remaining portion of the Land east of Marmion Avenue is zoned 'Urban Deferred'.

2.2 STRUCTURE PLAN

The TPRC engaged The Planning Group to prepare a Structure Plan for the Land (**Structure Plan**). The Structure Plan was advertised by the City of Wanneroo from 27 October 2009 to 7 December 2009. The City of Wanneroo has granted approval to a modified Structure Plan, subject also to a number of modifications being effected prior to final approval. It also resolved to refer the Structure Plan to the Western Australian Planning Commission for approval. The WAPC is presently reviewing the Structure Plan.

The Structure Plan has been prepared following significant participation and input from the local community, the City of Wanneroo and relevant State Government agencies. The intended strategic outcome of the Structure Plan is to facilitate the establishment of a range of housing and densities that meet the emerging needs of the Perth Metropolitan Region with respect to lifestyle, accessibility and changing demography. In addition, it is intended to create a community having a distinct identity and sense of place that takes advantage of prevailing natural features, a well planned built environment and relationship with existing and future retail, business, community services and other employment opportunities in the immediate locality and wider region.

The Structure Plan will also provide the appropriate management of natural elements and features, such as the protection of significant tracts of native flora and associated fauna within a quality urban landscaping.

The successful proponent will also need to demonstrate an understanding of the Structure Plan and TPRC objectives and outline clear strategies on how these are to be implemented. Details

of these requirements are set out in sub-clause 4.2 of this document.

2.3 ENVIRONMENTAL STATUS

The TPRC has engaged Syrinx Environmental to undertake comprehensive environmental assessments over the Land. Syrinx has prepared Environmental Management Plans for the Land which has been considered in the formulation of the Structure Plan. The Environmental Management Plans have identified potential habitat for Carnaby's Cockatoo and the Graceful Sun Moth. Both of these are listed as endangered under the *Conservation, Environment, Protection and Biodiversity Act 1999*. No referral to the Department of Environment, Water, Heritage and the Arts has been undertaken at this stage, but is expected in August/September 2010.

3.0 SCOPE OF LANDSCAPE ARCHITECTURE SERVICES REQUIRED

The consultant is to provide comprehensive landscape architecture/design services including the management of all landscape works. The landscape services being sought include the following:

- Preparation of a landscape master plan.
- Detailed design of all landscape works and irrigation services.
- Contract administration of all landscape works.

The detailed scope of works for survey services is included in Appendix 3.

4.0 ASSESSMENT CRITERIA

The TPRC will assess the Tender submissions using the criteria detailed in this section. Submissions must address the assessment criteria in the format set out below. Proponents are required to provide sufficient information against each of the requirements, using the same headings and in the same order as listed below, to demonstrate their ability to satisfy all of the assessment criteria. Submissions received that have not addressed all the assessment criteria may not be considered.

4.1 PROPONENT AND PROJECT TEAM CRITERIA (40% WEIGHTING)

The following key considerations will be taken into account in assessing proposals against the selection criteria:

- a) Experience in undertaking landscape architectural design, masterplanning and construction superintendence services for masterplanned communities of greater than 2000 lots.
- b) Extensive experience in managing landscape architecture design and delivery associated with masterplanned estates within the City of Wanneroo.
- c) Proven track record of obtaining landscape approvals for urban developments within the City of Wanneroo.
- d) Established relationships with officers with the City of Wanneroo.
- e) Significant experienced resources to undertake design and delivery of high level landscape outcomes in masterplanned estates.
- f) A high level of originality in landscape design.
- g) Demonstrated strong appreciation of specific landscape design requirements as relevant to Tamala Park development and the overall Structure Plan for the site.
- h) Identify individuals who will be assigned to the development and provide details of:
 - Qualifications.
 - Other relevant experience in land development, etc.
 - Professional affiliations.

- Employment history.

4.2 TPRC VISION AND OBJECTIVES CRITERIA (30% WEIGHTING)

The proponent must:

- a) Demonstrate its understanding of the TPRC vision and objectives.
- b) Outline its strategies for implementing and meeting the TPRC vision and objectives.
- c) Demonstrate its understanding of Structure Plan objectives and strategies.
- d) Outline its strategies and methodology for delivering Structure Plan objectives.

4.3 FEE PROPOSAL CRITERIA (30% WEIGHTING)

Information detailing all proposed fees for services which form part of this Tender. Landscape architecture fees are to be provided as a percentage of construction works encompassing the scope of works included in Appendix 3.

Any exclusion's must be identified.

5.0 TENDER ASSESSMENT

5.1 ASSESSMENT METHODOLOGY

Submissions will be assessed by a selection panel.

The submissions will first be assessed by the selection panel against the assessment criteria set out in Section 4 of this Tender.

At the TPRC's absolute discretion, some or all proponents may be invited to discuss their submissions.

After evaluation of the submissions made in response to this Tender during the assessment process, the TPRC may (in its absolute discretion and before, during or after negotiation with one or more proponents) decide not to proceed with appointing a successful proponent.

5.2 INFORMATION REQUIRED

Proponents will be required to include in their submissions:

- a) Completed details of the proponent (as detailed in Appendix 2).
- b) Completed statement addressing each of the assessment criteria listed in Section 4 of this Tender.

5.3 CONFLICTS OF INTEREST

Proponents are required to include in their submission a list of projects they currently are engaged in and if they may have a potential for a conflict of interest. Detailed information on managing any conflicts is to be included. This should include any future or potential projects.

5.4 PROPONENTS ACCESS TO FURTHER INFORMATION

The TPRC website contains relevant information and documents, including the Structure Plan and Environmental Management Plans. Proponents are encouraged to access this information by logging onto www.tamalapark.wa.gov.au.

5.5 CONDITIONS OF THE TENDER

The selection of the preferred proponent will be at the sole and absolute discretion of TPRC whose decision shall be final. The selection of a preferred proponent will enable the commencement of negotiations towards reaching an acceptable Agreement between TPRC and the preferred proponent. The preferred proponent's Tender submissions will be used to progress the negotiations. However, such selection as preferred proponent does not indicate the TPRC's acceptance of all aspects of the preferred proponent's submission.

If at any stage TPRC believes, at its sole discretion, that agreement on the terms of the Agreement between the TPRC and the preferred proponent cannot be reached, the TPRC shall have the right to terminate negotiations with the preferred proponent and to commence negotiations with the next ranked proponent.

In addition to the above, proponents should also note the following:

- a) Any agreement reached as a result of negotiations will be subject to all necessary TPRC approvals.
- b) The TPRC will not be under any obligation to respond to correspondence or representation in relation to submissions.
- c) In making a submission, proponents will be deemed to have accepted all conditions of the Tender as detailed in Appendix 1.

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The Selection Panel will consist of representatives from the TPRC. The Selection Panel may call on other specialist advisors, as required, to assist with the financial and technical assessment of submissions.

5.7 SELECTION AND NOTIFICATION

The TPRC's will assess responses received against each of the selection criteria and may (but is not obliged to) select a preferred proponent. All proponents will be notified in writing of the Tender results.

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Requests for further information are to be made in writing or by email to:

Mr. Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Email – tony.arias@tamalapark.wa.gov.au

Except for requests for further information made in writing to the Chief Executive Officer, proponents must not attempt to contact any TPRC representative regarding this Tender. Any proponent attempting to contact any TRPC representative will be excluded from the evaluation process immediately.

Proponents should direct all enquiries, including requests for any drawings or other documents referenced in this Tender to the Chief Executive Officer. Enquiries should be in written form (fax or e-mail is acceptable) and should be submitted before 3:00pm (Perth WA), on 1 September 2010. The TRPC may not be able to respond to enquiries received after this time.

6.0 SUBMISSION OF TENDER PROPOSAL

Proponents must lodge their Tender submission as follows:

- One (1) original signed submission;
- Six (6) complete copies; and
- One (1) electronic PDF copy.

Bound in a suitable package and clearly marked '**Tender – Landscape Architecture Services, Tamala Park Development Project**'.

The total length of each proponent's submission is not to exceed twenty (20) A4 pages in length and the font size is to be not less than 10 point. The 20-page limit excludes completed Appendix 2, and company profiles and appendices. Anything in the proponent's submission in excess of the Maximum Page limit may not be considered by the assessment panel.

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7.1 COMMERCIALITY AND GOVERNANCE

The TPRC aims to ensure the broad policy principles applied by the TRPC Procurement Policy are incorporated into its procurement processes and practices. The TPRC Procurement Policy relates to:

- Value for money;
- Open and effective competition;
- Integrity, ethics and probity;
- Assuring quality;
- Complaints and communications; and
- Forward procurement reporting.

Proponents should note that these guidelines may be incorporated in the Agreement for both the acquisition of services and works, and the sale of the developed product.

7.2 DISCLAIMER

Proponents must rely on their own investigations and satisfy themselves in relation to all aspects of this Tender.

The TPRC (and its respective employees, officers, consultants and professional advisers):

- a) are not liable for any incorrect or misleading information or failure to disclose information whether in connection with this document or any document attached or related to it.
- b) make no warranty as to the accuracy of the information contained in this document or any documents attached to it or in any other information (including the any studies and reports) provided to proponents at any stage of the Tender and negotiation process.

This document or any document attached or related to it may be subject to review or change at any time without notice.

Matters raised and that are agreed by the TPRC and the Probity Auditor to be confidential will be treated as confidential. However, the TPRC reserves the right to determine if any written questions or response to such questions will be made available to other proponents.

In the event of a claimed confidential enquiry, proponents will be advised by the TPRC of its intention to distribute general enquiries and response, thereby enabling proponents to withdraw any enquiries.

APPENDIX 1

CONDITIONS OF THIS REQUEST FOR TENDER

1. Proponent may request clarification or elaboration

The proponent may request in writing, clarification or elaboration from the TPRC's representative on any of the Tender documents. Proponents should be aware that any clarification or elaboration may also be given to other interested parties.

All the information that TPRC provides to a proponent, whether in the Tender documents or not, is provided in good faith to assist proponents to assess the Tender submissions, the project and the nature and location of the work to be completed. None of the information is guaranteed. It is the proponent's responsibility to interpret and assess the relevance of the information provided. TPRC is not liable for any loss, damage or expense suffered by a proponent as a result of any inaccuracy in the information provided.

2. Proponent must inform itself

It is the proponent's responsibility to make all necessary investigations for it to become thoroughly informed about the subject matter of the Tender, the project and the nature and location of the work to be completed.

3. Variation to scope of work

The TPRC may vary the scope of the project, or the conditions of the Tender, by giving written notice of the variation to all proponents at any time before the closing date for Tender submission.

4. Governing Law

The Tender documents and the Tender submissions are governed by the law of Western Australia.

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Tender documents

All intellectual property in the Tender documents (including, without limitation, the Agreement and other agreements to which the TPRC is a party or prepared by or on behalf of TPRC) belongs to, and remains the property of the TPRC. The TPRC expressly reserves the right to use these documents for other transactions to which TPRC is a party.

Tender submissions

The proponent agrees that to the greatest extent possible the intellectual property contained in their Tender submission belongs to the TPRC absolutely.

To the extent that the intellectual property does not belong the TPRC, to the extent the proponent is able, the proponent grants the TPRC an exclusive (where possible), royalty free, perpetual and irrevocable licence to exercise any and all rights in respect of the intellectual property.

Where an employee, contractor, consultant or agent of the proponent is the owner of any intellectual property in the submission the proponent must use its best endeavors to procure that person grants to the TPRC an exclusive (where possible), royalty free, perpetual and irrevocable licence to exercise any and all rights in respect of that intellectual property.

The licences referred to in this condition are separate, several and independent with respect to each distinct item of intellectual property.

6. Confidentiality

Any financial information provided by a proponent in their submission will be treated with confidence. Any other information in the Submission in respect of the Development may be used by TPRC in its absolute discretion but will be dealt with in a manner consistent with probity requirements.

7. Conditions binding

By submitting an Tender submission, the proponent becomes bound by these conditions of the Tender.

8. No Contract

This document does not constitute an offer to the proponents to develop the Land. Submission of an Tender submission does not in any way create an obligation to award a contract or to enter into a tender process.

9. No change of Tender after closing date

A proponent may not change its Tender after the closing date.

10. No right of recourse

A proponent is not entitled, in any jurisdiction, to challenge any decision by TPRC, including the following decisions:

- To negotiate with one or more preferred proponents or a successful proponent;
- To enter into a contract with a preferred proponent or a successful proponent; or
- To cancel the Tender at any time.

11. TPRC has absolute discretion

TPRC has absolute discretion in relation to the evaluation of Tender submissions received and the selection of a preferred or successful proponent. The TPRC is not bound to accept the lowest priced Tender submission or any Tender submission. TPRC may accept the whole or any part of an Tender submission. After evaluation of all Tender submissions, the TPRC may (in its absolute discretion and before, during or after negotiation with one or more proponents) decide not to enter into any contract relating to the project or to request tenders for the project.

12. Costs

Costs and expenses incurred by proponents in any way associated with the preparation and submission of their Tender submissions will be borne entirely by the proponents.

APPENDIX 2

SUBMISSION FORM

Proponents should ensure that they fully and completely disclose all relevant information in completing this form. Terms used in this form have the same meaning as given in the Tender document, unless the context otherwise requires:

1. IDENTITY OF THE PROPONENT ENTITY

Name of Organisation(s) ACN / ABN

Business Address

Postal Address

2. CONTACT DETAILS

Name of Principal Contact Person

Position

Telephone

Email

3. ADDENDA ACKNOWLEDGMENT

Proponents confirm that they have accessed the Tamala Park Regional Council website (www.tamalapark.wa.gov.au) and have noted any addenda to the Tender document.

4. AGREEMENT TO TERMS AND CONDITIONS

By lodging this Tender submission the proponent agrees to be bound by the terms and conditions set out in the Tender document.

SIGNED for and on behalf of

Insert proponent's name . If proponent is a consortium, then all consortium members must sign

APPENDIX 3

SCOPE OF WORKS – LANDSCAPE ARCHITECTURE SERVICES

1. All landscape architectural and irrigation consultancy services normal and incidental to the project (parks, wetlands, easements, drains and street verges).
2. Provision of forward cost estimates for budget purposes.
3. Preparation of a streetscape and street tree plan.
4. Prepare schematic designs and options for landscape areas for consideration.
5. Design development and liaison with relevant regulatory bodies.
6. Tender and evaluation.
7. Administration and supervision of construction and maintenance contracts.
8. Attendance at project consultant meetings and liaison with all relevant authorities.
9. Assist with feasibility investigations and participate as a key project team member.
10. Presentation(s) to the local authority and resident associations as required.
11. Respond to the community and other key stakeholder queries as requested.
12. Provide landscape architectural advice and reporting for the finalisation of the structure plan and detailed subdivision designs and approvals.
13. Preparation of maintenance plans for landscape works.
14. Inputs into environmental management plans.
15. Management of all necessary approvals for landscape works with the City of Wanneroo and other relevant government agencies.
16. Application and management of water licenses as required.
17. Design of domestic gardens incorporating water wise principles.



REQUEST FOR TENDER

FOR

MARKETING AGENCY SERVICES



Submissions must be delivered to:

**The Tender Box
Tamala Park Regional Council Reception
Room 3
Scarborough Civic Centre
173 Gildercliffe Street
SCARBOROUGH WA 6019**

The time for the lodging of submissions is no later than:

2:00PM Western Standard Time (WST) on 8 September 2010

Tenders received after the time specified for closing will not be accepted.

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1. INTRODUCTION

The Tamala Park Regional Council intends to undertake the development of a new master planned urban development on land in Clarkson. The Tamala Park Regional Council comprises the Town of Cambridge, City of Joondalup, City of Perth, City of Stirling, Town of Victoria Park, Town of Vincent and City of Wanneroo. These member Councils have a joint holding in the Tamala Park land.

The TPRC is calling for Tenders from suitably qualified and experienced marketing agencies to provide services to the TPRC in respect of the Land

Tamala Park Regional Council is seeking to appoint key consultants across a range of disciplines to provide services to the Regional Council and Satterley Property Group in undertaking the detailed planning and development of the site. Satterley Property Group has recently been engaged to undertake development delivery services for the Regional Council.

Consultants will be appointed directly by the Tamala Park Regional Council but will report to Satterley Property Group as project managers on behalf of the Regional Council.

1.1 THE OPPORTUNITY

This is a unique opportunity to provide services to the TPRC in an exciting new master planned project, comprising approximately 2500 lots, within one of the fastest growing regions in Australia. The first stage of development and sales is planned to commence in early 2011.

The successful proponent will be given the opportunity to enter into an Agreement with TPRC for the provision of services in respect of the development of the Land. The initial term of appointment will be for a period of two years. However, Tamala Park Regional Council reserves the right to terminate the consultancy at any time should the consultant not be able to meet acceptable performance standards.

Continuation of appointment beyond the initial two year period will be entirely at the discretion of the Tamala Park Regional Council with assessments of performance completed on an annual basis.

1.2 LOCATION AND CONTEXT

The Land extends from the coast, east to the Mitchell Freeway. It is surrounded by the suburbs of Mindarie and Clarkson. It has road frontage to Marmion Avenue, Connolly Drive and Neerabup Road and abuts the Clarkson Railway Station.

It is surrounded by the established residential areas of Burns Beach, Kinross, Clarkson and Mindarie. It also adjoins the Ocean Keys retail and commercial centre and is only 2km from Mindarie Marina. It is surrounded by well established private and public infrastructure.



1.3 PROJECT VISION

The TPRC vision for the Project is to create an urban centre for choice, sustainability, community and opportunity from the Land.

1.4 PROCESS AND INDICATIVE PROGRAM

TPRC intends to conduct a single phase Tender assessment process to identify a preferred proponent with which to negotiate the Agreement. The proposed timeframe for the selection of a preferred proponent is as follows:

REQUEST FOR TENDER PROPOSED TIMEFRAMES

Request for Tender Advertised	25 August 2010 + 28 August 2010
Closing Date	8 September 2010
Evaluation Process	9 September 2010 – 23 September 2010
TPRC Approval of preferred proponent	14 October 2010
Contract Award	21 October 2010

The above dates and phases are indicative only.

2.0 PLANNING AND ENVIRONMENT

2.1 THE SITE

The Land comprises an area of approximately 170 hectares and forms part of Lot 9504 on Deposited Plan 52070. That part of the Land west of Marmion Avenue is zoned 'Urban' under the Metropolitan Region Scheme, the remaining portion of the Land east of Marmion Avenue is zoned 'Urban Deferred'.

2.2 STRUCTURE PLAN

The TPRC engaged The Planning Group to prepare a Structure Plan for the Land (**Structure Plan**). The Structure Plan was advertised by the City of Wanneroo from 27 October 2009 to 7 December 2009. The City of Wanneroo has granted approval to a modified Structure Plan, subject also to a number of modifications being effected prior to final approval. It also resolved to refer the Structure Plan to the Western Australian Planning Commission for approval. The WAPC is presently reviewing the Structure Plan.

The Structure Plan has been prepared following significant participation and input from the local community, the City of Wanneroo and relevant State Government agencies. The intended strategic outcome of the Structure Plan is to facilitate the establishment of a range of housing and densities that meet the emerging needs of the Perth Metropolitan Region with respect to lifestyle, accessibility and changing demography. In addition, it is intended to create a community having a distinct identity and sense of place that takes advantage of prevailing natural features, a well planned built environment and relationship with existing and future retail, business, community services and other employment opportunities in the immediate locality and wider region.

The Structure Plan will also provide the appropriate management of natural elements and features, such as the protection of significant tracts of native flora and associated fauna within a quality urban landscaping.

The successful proponent will also need to demonstrate an understanding of the Structure Plan and TPRC objectives and outline clear strategies on how these are to be implemented. Details

of these requirements are set out in sub-clause 4.2 of this document.

2.3 ENVIRONMENTAL STATUS

The TPRC has engaged Syrinx Environmental to undertake comprehensive environmental assessments over the Land. Syrinx has prepared Environmental Management Plans for the Land which has been considered in the formulation of the Structure Plan. The Environmental Management Plans have identified potential habitat for Carnaby's Cockatoo and the Graceful Sun Moth. Both of these are listed as endangered under the *Conservation, Environment, Protection and Biodiversity Act 1999*. No referral to the Department of Environment, Water, Heritage and the Arts has been undertaken at this stage, but is expected in August/September 2010.

3.0 SCOPE OF MARKETING AGENCY SERVICES REQUIRED

The consultant is to provide comprehensive marketing agency services to the Project, including but not limited to strategic marketing, creative concepts, branding, media buying and negotiation, and marketing management.

The detailed scope of works is attached at Appendix 3.

4.0 ASSESSMENT CRITERIA

The TPRC will assess the Tender submissions using the criteria detailed in this section. Submissions must address the assessment criteria in the format set out below. Proponents are required to provide sufficient information against each of the requirements, using the same headings and in the same order as listed below, to demonstrate their ability to satisfy all of the assessment criteria. Submissions received that have not addressed all the assessment criteria may not be considered.

4.1 PROPONENT AND PROJECT TEAM CRITERIA (40% WEIGHTING)

The following key considerations will be taken into account in assessing proposals against the selection criteria:

- a) Experience and capability in providing advertising and marketing agency services for large scale (2,000+ lot) land development projects in WA.
- b) Experience in developing brand and marketing plans and marketing devices for newly formed, yet to be launched, major new residential projects in WA.
- c) Experience in marketing fully completed homes/townhouse/apartments in WA.
- d) Experience in managing projects that have multiple stakeholders. In particular, please provide examples of where this may include a Local Shire/Council as one stakeholder group.
- e) Any actual or perceived conflicts of interest your agency may have related to marketing this project.
- f) A high level of originality in marketing deliverables.
- g) Demonstrated strong appreciation of specific marketing requirements as relevant to the Tamala Park development.
- h) Identify individuals who will be assigned to the development and provide details of:
 - Qualifications.
 - Other relevant experience in land development, etc.
 - Professional affiliations.
 - Employment history.

4.2 TPRC VISION AND OBJECTIVES CRITERIA (30% WEIGHTING)

The proponent must:

- a) Demonstrate its understanding of the TPRC vision and objectives.
- b) Outline its strategies for implementing and meeting the TPRC vision and objectives.
- c) Demonstrate its understanding of Structure Plan objectives and strategies.
- d) Outline its strategies and methodology for delivering Structure Plan objectives.

4.3 FEE PROPOSAL CRITERIA (30% WEIGHTING)

Information detailing all proposed fees for services which form part of this Tender. Marketing agency fees are to be provided in accordance with the pro forma at Appendix 4.

Any exclusion's must be identified.

5.0 TENDER ASSESSMENT

5.1 ASSESSMENT METHODOLOGY

Submissions will be assessed by a selection panel.

The submissions will first be assessed by the selection panel against the assessment criteria set out in Section 4 of this Tender.

At the TPRC's absolute discretion, some or all proponents may be invited to discuss their submissions.

After evaluation of the submissions made in response to this Tender during the assessment process, the TPRC may (in its absolute discretion and before, during or after negotiation with one or more proponents) decide not to proceed with appointing a successful proponent.

5.2 INFORMATION REQUIRED

Proponents will be required to include in their submissions:

- a) Completed details of the proponent (as detailed in Appendix 2).
- b) Completed statement addressing each of the assessment criteria listed in Section 4 of this Tender.

5.3 CONFLICTS OF INTEREST

Proponents are required to include in their submission a list of projects they currently are engaged in and if they may have a potential for a conflict of interest. Detailed information on managing any conflicts is to be included. This should include any future or potential projects.

5.4 PROPONENTS ACCESS TO FURTHER INFORMATION

The TPRC website contains relevant information and documents, including the Structure Plan and Environmental Management Plans. Proponents are encouraged to access this information by logging onto www.tamalapark.wa.gov.au.

5.5 CONDITIONS OF THE TENDER

The selection of the preferred proponent will be at the sole and absolute discretion of TPRC whose decision shall be final. The selection of a preferred proponent will enable the commencement of negotiations towards reaching an acceptable Agreement between TPRC

and the preferred proponent. The preferred proponent's Tender submissions will be used to progress the negotiations. However, such selection as preferred proponent does not indicate the TPRC's acceptance of all aspects of the preferred proponent's submission.

If at any stage TPRC believes, at its sole discretion, that agreement on the terms of the Agreement between the TPRC and the preferred proponent cannot be reached, the TPRC shall have the right to terminate negotiations with the preferred proponent and to commence negotiations with the next ranked proponent.

In addition to the above, proponents should also note the following:

- a) Any agreement reached as a result of negotiations will be subject to all necessary TPRC approvals.
- b) The TPRC will not be under any obligation to respond to correspondence or representation in relation to submissions.
- c) In making a submission, proponents will be deemed to have accepted all conditions of the Tender as detailed in Appendix 1.

5.6 SELECTION PANEL

The Selection Panel will consist of representatives from the TPRC. The Selection Panel may call on other specialist advisors, as required, to assist with the financial and technical assessment of submissions.

5.7 SELECTION AND NOTIFICATION

The TPRC's will assess responses received against each of the selection criteria and may (but is not obliged to) select a preferred proponent. All proponents will be notified in writing of the Tender results.

5.8 FURTHER ENQUIRIES, INFORMATION AND CLARIFICATION

Requests for further information are to be made in writing or by email to:

Mr. Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Email – tony.arias@tamalapark.wa.gov.au

Except for requests for further information made in writing to the Chief Executive Officer, proponents must not attempt to contact any TPRC representative regarding this Tender. Any proponent attempting to contact any TPRC representative will be excluded from the evaluation process immediately.

Proponents should direct all enquiries, including requests for any drawings or other documents referenced in this Tender to the Chief Executive Officer. Enquiries should be in written form (fax or e-mail is acceptable) and should be submitted before 3:00pm (Perth WA), on 1 September 2010. The TPRC may not be able to respond to enquiries received after this time.

6.0 SUBMISSION OF TENDER PROPOSAL

Proponents must lodge their Tender submission as follows:

- One (1) original signed submission;
- Six (6) complete copies; and
- One (1) electronic PDF copy.

Bound in a suitable package and clearly marked '**Tender – Marketing Agency Services, Tamala Park Development Project**'.

The total length of each proponent's submission is not to exceed twenty (20) A4 pages in length and the font size is to be not less than 10 point. The 20-page limit excludes completed Appendix 2, and company profiles and appendices. Anything in the proponent's submission in excess of the Maximum Page limit may not be considered by the assessment panel.

Submissions must be delivered to:
The Tender Box
Tamala Park Regional Council Reception
Room 3
Scarborough Civic Centre
173 Gildercliffe Street
SCARBOROUGH WA 6019

The time for the lodging of submissions is no later than **2:00PM Western Standard Time (WST) on 8 September 2010**. A receipt stamped with the date and time will be issued upon request.

Electronic or faxed copies of submissions will not be accepted. Late submissions will not be accepted.

7.0 GENERAL INFORMATION

7.1 COMMERCIALITY AND GOVERNANCE

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Matters raised and that are agreed by the TPRC and the Probity Auditor to be confidential will be treated as confidential. However, the TPRC reserves the right to determine if any written questions or response to such questions will be made available to other proponents.

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3. Variation to scope of work

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The proponent agrees that to the greatest extent possible the intellectual property contained in their Tender submission belongs to the TPRC absolutely.

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Where an employee, contractor, consultant or agent of the proponent is the owner of any intellectual property in the submission the proponent must use its best endeavors to procure that person grants to the TPRC an exclusive (where possible), royalty free, perpetual and irrevocable licence to exercise any and all rights in respect of that intellectual property.

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A proponent may not change its Tender after the closing date.

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- To enter into a contract with a preferred proponent or a successful proponent; or
- To cancel the Tender at any time.

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TPRC has absolute discretion in relation to the evaluation of Tender submissions received and the selection of a preferred or successful proponent. The TPRC is not bound to accept the lowest priced Tender submission or any Tender submission. TPRC may accept the whole or any part of an Tender submission. After evaluation of all Tender submissions, the TPRC may (in its absolute discretion and before, during or after negotiation with one or more proponents) decide not to enter into any contract relating to the project or to request tenders for the project.

12. Costs

Costs and expenses incurred by proponents in any way associated with the preparation and submission of their Tender submissions will be borne entirely by the proponents.

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Proponents should ensure that they fully and completely disclose all relevant information in completing this form. Terms used in this form have the same meaning as given in the Tender document, unless the context otherwise requires:

1. IDENTITY OF THE PROPONENT ENTITY

Name of Organisation(s) ACN / ABN

Business Address

Postal Address

2. CONTACT DETAILS

Name of Principal Contact Person

Position

Telephone

Email

3. ADDENDA ACKNOWLEDGMENT

Proponents confirm that they have accessed the Tamala Park Regional Council website (www.tamalapark.wa.gov.au) and have noted any addenda to the Tender document.

4. AGREEMENT TO TERMS AND CONDITIONS

By lodging this Tender submission the proponent agrees to be bound by the terms and conditions set out in the Tender document.

SIGNED for and on behalf of

Insert proponent's name . If proponent is a consortium, then all consortium members must sign

APPENDIX 3

SCOPE OF WORKS – MARKETING AGENCY SERVICES

1. Preparation of a strategic marketing plan for both launching and maintaining ongoing sales targets for the project.
2. Provision of all marketing agency services normal and incidental to the project (eg: development of a project identity; development and production of all advertising, brochures and other print material, signage, direct marketing, online marketing, point of sale and multimedia presentations).
3. Preparation and implementation of campaign plans, including detailed creative and media costs and timelines.
4. Preparation of creative options for advertising purposes.
5. Provision of copywriting, graphic design and art direction for all forms of marketing deliverables.
6. Undertake and/or co-ordinate media buying negotiations, bookings and monitoring effectiveness of media spend.
7. Administration and supervision of advertising materials, including trafficking/dispatch of material, artwork storage, and print management and supervision.
8. Attend and facilitate appropriate communication forums, such as weekly work in progress meetings, site visits, annual marketing strategy planning sessions, and project group meetings.
9. Administration and supervision of related marketing contractors (eg: production agencies).

APPENDIX 4

FEE PROPOSAL

Consultants are to provide a fee proposal in line with the following Schedules.

Schedule 1 – Base Fees – all rates quoted should be inclusive of GST		
Fee	Service	Consultant's Response
Agency Base Fees	Service Fee	%
	Media Commission (including media buying vs retained by agency)	%
	Production Commission retained by Agency on outside supplier costs	%
Services covered by Base Fee	Account Direction, Management, co-ordination	Y/N
	Channel planning	Y/N
	Media buying	Y/N
	Trafficking of material/despatch	Y/N
	Print management and supervision	Y/N
	Artwork storage	Y/N
	Art Materials	Y/N
	Administration including WIP	Y/N
	Site visits	Y/N
	Other? (please specify)	
Schedule 2 – Head Hour Fees – all rates inclusive of GST		
Strategic Planning Fees		
Site Visits		
Creative Fees	Creative concept	
	Copywriting	
	Graphic Design	
	Art Direction	
	Digital Design	
	Electronic artwork	
	Creative supervision	
Schedule 3 - Flat Fees – all rates inclusive of GST		
Marketing Plans	Flat Fee	
Full page press	Flat Fee for new concept (excluding photography or illustration)	
Full page press	Flat fee for revisions to existing concept	
Full page press	Flat Fee for simple text amendments	
Standard Satterley smaller sizes*	Flat Fee for new concept for Satterley's standard sizes	
Standard Satterley smaller sizes*	Flat Fee for revisions to existing concept	
Standard Satterley smaller sizes*	Flat Fee for simple text amendments	
* Satterley standard press sizes are currently 15cm x 8 col and 10cm x 8 col. This may vary from time to time		
Schedule 4 - Miscellaneous Charges – all rates inclusive of GST		
	CD/DVD copies	\$
	Photocopy proofs up to A3 colour	\$
	Art materials	\$
	High resolution printer's proofs	\$
	Air bags/couriers	\$
	Electronic dispatch (Quickcut)	\$
	Other? (please specify)	\$

Schedule 5 - Other Offers or Commitments	
Annual strategic marketing planning day	Y/N? Costs?
6 monthly Media Trends and opportunities presentation	Y/N? Costs?
Media reporting (competitor analysis reports etc)	Y/N? Costs?
Other? (please specify)	
Schedule 6 - Reporting	
(Please nominate all forms of reporting outputs that will be provided to Satterley, including type, frequency and any associated costs)	
Expenditure Reports	
Monitoring Reports	
Media Trend Reports	
Media Reports	
Other? (please specify)	



REQUEST FOR TENDER

FOR

SURVEY SERVICES



Submissions must be delivered to:

**The Tender Box
Tamala Park Regional Council Reception
Room 3
Scarborough Civic Centre
173 Gildercliffe Street
SCARBOROUGH WA 6019**

The time for the lodging of submissions is no later than:

2:00PM Western Standard Time (WST) on 8 September 2010

Tenders received after the time specified for closing will not be accepted.

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1. INTRODUCTION

The Tamala Park Regional Council intends to undertake the development of a new master planned urban development on land in Clarkson. The Tamala Park Regional Council comprises the Town of Cambridge, City of Joondalup, City of Perth, City of Stirling, Town of Victoria Park, Town of Vincent and City of Wanneroo. These member Councils have a joint holding in the Tamala Park land.

The TPRC is calling for Tenders from suitably qualified and experienced survey companies to provide services to the TPRC in respect of the Land

Tamala Park Regional Council is seeking to appoint key consultants across a range of disciplines to provide services to the Regional Council and Satterley Property Group in undertaking the detailed planning and development of the site. Satterley Property Group has recently been engaged to undertake development delivery services for the Regional Council.

Consultants will be appointed directly by the Tamala Park Regional Council but will report to Satterley Property Group as project managers on behalf of the Regional Council.

1.1 THE OPPORTUNITY

This is a unique opportunity to provide services to the TPRC in an exciting new master planned project, comprising approximately 2500 lots, within one of the fastest growing regions in Australia. The first stage of development and sales is planned to commence in early 2011.

The successful proponent will be given the opportunity to enter into an Agreement with TPRC for the provision of services in respect of the development of the Land. The initial term of appointment will be for a period of two years. However, Tamala Park Regional Council reserves the right to terminate the consultancy at any time should the consultant not be able to meet acceptable performance standards.

Continuation of appointment beyond the initial two year period will be entirely at the discretion of the Tamala Park Regional Council with assessments of performance completed on an annual basis.

1.2 LOCATION AND CONTEXT

The Land extends from the coast, east to the Mitchell Freeway. It is surrounded by the suburbs of Mindarie and Clarkson. It has road frontage to Marmion Avenue, Connolly Drive and Neerabup Road and abuts the Clarkson Railway Station.

It is surrounded by the established residential areas of Burns Beach, Kinross, Clarkson and Mindarie. It also adjoins the Ocean Keys retail and commercial centre and is only 2km from Mindarie Marina. It is surrounded by well established private and public infrastructure.



1.3 PROJECT VISION

The TPRC vision for the Project is to create an urban centre for choice, sustainability, community and opportunity from the Land.

1.4 PROCESS AND INDICATIVE PROGRAM

TPRC intends to conduct a single phase Tender assessment process to identify a preferred proponent with which to negotiate the Agreement. The proposed timeframe for the selection of a preferred proponent is as follows:

REQUEST FOR TENDER PROPOSED TIMEFRAMES

Request for Tender Advertised	25 August 2010 + 28 August 2010
Closing Date	8 September 2010
Evaluation Process	9 September 2010 – 23 September 2010
TPRC Approval of preferred proponent	14 October 2010
Contract Award	21 October 2010

The above dates and phases are indicative only.

2.0 PLANNING AND ENVIRONMENT

2.1 THE SITE

The Land comprises an area of approximately 170 hectares and forms part of Lot 9504 on Deposited Plan 52070. That part of the Land west of Marmion Avenue is zoned 'Urban' under the Metropolitan Region Scheme, the remaining portion of the Land east of Marmion Avenue is zoned 'Urban Deferred'.

2.2 STRUCTURE PLAN

The TPRC engaged The Planning Group to prepare a Structure Plan for the Land (**Structure Plan**). The Structure Plan was advertised by the City of Wanneroo from 27 October 2009 to 7 December 2009. The City of Wanneroo has granted approval to a modified Structure Plan, subject also to a number of modifications being effected prior to final approval. It also resolved to refer the Structure Plan to the Western Australian Planning Commission for approval. The WAPC is presently reviewing the Structure Plan.

The Structure Plan has been prepared following significant participation and input from the local community, the City of Wanneroo and relevant State Government agencies. The intended strategic outcome of the Structure Plan is to facilitate the establishment of a range of housing and densities that meet the emerging needs of the Perth Metropolitan Region with respect to lifestyle, accessibility and changing demography. In addition, it is intended to create a community having a distinct identity and sense of place that takes advantage of prevailing natural features, a well planned built environment and relationship with existing and future retail, business, community services and other employment opportunities in the immediate locality and wider region.

The Structure Plan will also provide the appropriate management of natural elements and features, such as the protection of significant tracts of native flora and associated fauna within a quality urban landscaping.

The successful proponent will also need to demonstrate an understanding of the Structure Plan and TPRC objectives and outline clear strategies on how these are to be implemented. Details

of these requirements are set out in subclause 4.2 of this document.

2.3 ENVIRONMENTAL STATUS

The TPRC has engaged Syrinx Environmental to undertake comprehensive environmental assessments over the Land. Syrinx has prepared Environmental Management Plans for the Land which has been considered in the formulation of the Structure Plan. The Environmental Management Plans have identified potential habitat for Carnaby's Cockatoo and the Graceful Sun Moth. Both of these are listed as endangered under the *Conservation, Environment, Protection and Biodiversity Act 1999*. No referral to the Department of Environment, Water, Heritage and the Arts has been undertaken at this stage, but is expected in August/September 2010.

3.0 SCOPE OF SURVEY SERVICES REQUIRED

The consultant is to provide comprehensive survey and mapping services, including the management of all client and statutory processes. These include:

- Surround and control surveys
- Feature surveys
- Set out for construction services
- Pre calculation plans
- Deposited Plans
- Clearances management

The detailed scope of works for survey services is included in Appendix 3.

4.0 ASSESSMENT CRITERIA

The TPRC will assess the Tender submissions using the criteria detailed in this section. Submissions must address the assessment criteria in the format set out below. Proponents are required to provide sufficient information against each of the requirements, using the same headings and in the same order as listed below, to demonstrate their ability to satisfy all of the assessment criteria. Submissions received that have not addressed all the assessment criteria may not be considered.

4.1 PROPONENT AND PROJECT TEAM CRITERIA (40% WEIGHTING)

The following key considerations will be taken into account in assessing proposals against the selection criteria:

- a) Experience in providing survey services for masterplanned communities of greater than 2000 lots.
- b) Extensive experience in managing survey and clearance related matters associated with masterplanned estates within the City of Wanneroo.
- c) Proven track record of obtaining clearances and titles for urban developments within the City of Wanneroo.
- d) Established relationships with key officers of the City of Wanneroo and Landgate.
- e) Significant available experienced resource to undertake the full range of survey services required.
- f) Identify individuals who will be assigned to the development and provide details of:
 - Qualifications.
 - Other relevant experience in land development, etc.
 - Professional affiliations.
 - Employment history.

4.2 TPRC VISION AND OBJECTIVES CRITERIA (30% WEIGHTING)

The proponent must:

- a) Demonstrate its understanding of the TPRC vision and objectives.
- b) Outline its strategies for implementing and meeting the TPRC vision and objectives.
- c) Demonstrate its understanding of Structure Plan objectives and strategies.
- d) Outline its strategies and methodology for delivering Structure Plan objectives.

4.3 FEE PROPOSAL CRITERIA (30% WEIGHTING)

Information detailing all proposed fees for services which form part of this Tender. Survey fees are to be provided all-up per lot fees, with the per lot fee broken down to show the comparative components in accordance with the detailed scope of works identified in Appendix 3.

Any exclusion's must be identified.

5.0 TENDER ASSESSMENT

5.1 ASSESSMENT METHODOLOGY

Submissions will be assessed by a selection panel.

The submissions will first be assessed by the selection panel against the assessment criteria set out in Section 4 of this Tender.

At the TPRC's absolute discretion, some or all proponents may be invited to discuss their submissions.

After evaluation of the submissions made in response to this Tender during the assessment process, the TPRC may (in its absolute discretion and before, during or after negotiation with one or more proponents) decide not to proceed with appointing a successful proponent.

5.2 INFORMATION REQUIRED

Proponents will be required to include in their submissions:

- a) Completed details of the proponent (as detailed in Appendix 2).
- b) Completed statement addressing each of the assessment criteria listed in Section 4 of this Tender.

5.3 CONFLICTS OF INTEREST

Proponents are required to include in their submission a list of projects they currently are engaged in and if they may have a potential for a conflict of interest. Detailed information on managing any conflicts is to be included. This should include any future or potential projects.

5.4 PROPONENTS ACCESS TO FURTHER INFORMATION

The TPRC website contains relevant information and documents, including the Structure Plan and Environmental Management Plans. Proponents are encouraged to access this information by logging onto www.tamalapark.wa.gov.au.

5.5 CONDITIONS OF THE TENDER

The selection of the preferred proponent will be at the sole and absolute discretion of TPRC

whose decision shall be final. The selection of a preferred proponent will enable the commencement of negotiations towards reaching an acceptable Agreement between TPRC and the preferred proponent. The preferred proponent's Tender submissions will be used to progress the negotiations. However, such selection as preferred proponent does not indicate the TPRC's acceptance of all aspects of the preferred proponent's submission.

If at any stage TPRC believes, at its sole discretion, that agreement on the terms of the Agreement between the TPRC and the preferred proponent cannot be reached, the TPRC shall have the right to terminate negotiations with the preferred proponent and to commence negotiations with the next ranked proponent.

In addition to the above, proponents should also note the following:

- a) Any agreement reached as a result of negotiations will be subject to all necessary TPRC approvals.
- b) The TPRC will not be under any obligation to respond to correspondence or representation in relation to submissions.
- c) In making a submission, proponents will be deemed to have accepted all conditions of the Tender as detailed in Appendix 1.

5.6 SELECTION PANEL

The Selection Panel will consist of representatives from the TPRC. The Selection Panel may call on other specialist advisors, as required, to assist with the financial and technical assessment of submissions.

5.7 SELECTION AND NOTIFICATION

The TPRC's will assess responses received against each of the selection criteria and may (but is not obliged to) select a preferred proponent. All proponents will be notified in writing of the Tender results.

5.8 FURTHER ENQUIRIES, INFORMATION AND CLARIFICATION

Requests for further information are to be made in writing or by email to:
Mr. Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Email – tony.arias@tamalapark.wa.gov.au

Except for requests for further information made in writing to the Chief Executive Officer, proponents must not attempt to contact any TPRC representative regarding this Tender. Any proponent attempting to contact any TRPC representative will be excluded from the evaluation process immediately.

Proponents should direct all enquiries, including requests for any drawings or other documents referenced in this Tender to the Chief Executive Officer. Enquiries should be in written form (fax or e-mail is acceptable) and should be submitted before 3:00pm (Perth WA), on 1 September 2010. The TRPC may not be able to respond to enquiries received after this time.

6.0 SUBMISSION OF TENDER PROPOSAL

Proponents must lodge their Tender submission as follows:

- One (1) original signed submission;

- Six (6) complete copies; and
- One (1) electronic PDF copy.

Bound in a suitable package and clearly marked '**Tender – Survey Services, Tamala Park Development Project**'.

The total length of each proponent's submission is not to exceed twenty (20) A4 pages in length and the font size is to be not less than 10 point. The 20-page limit excludes completed Appendix 2, and company profiles and appendices. Anything in the proponent's submission in excess of the Maximum Page limit may not be considered by the assessment panel.

Submissions must be delivered to:
 The Tender Box
 Tamala Park Regional Council Reception
 Room 3
 Scarborough Civic Centre
 173 Gildercliffe Street
 SCARBOROUGH WA 6019

The time for the lodging of submissions is no later than **2:00PM Western Standard Time (WST) on 8 September 2010**. A receipt stamped with the date and time will be issued upon request.

Electronic or faxed copies of submissions will not be accepted. Late submissions will not be accepted.

7.0 GENERAL INFORMATION

7.1 COMMERCIALITY AND GOVERNANCE

The TPRC aims to ensure the broad policy principles applied by the TRPC Procurement Policy are incorporated into its procurement processes and practices. The TPRC Procurement Policy relates to:

- Value for money;
- Open and effective competition;
- Integrity, ethics and probity;
- Assuring quality;
- Complaints and communications; and
- Forward procurement reporting.

Proponents should note that these guidelines may be incorporated in the Agreement for both the acquisition of services and works, and the sale of the developed product.

7.2 DISCLAIMER

Proponents must rely on their own investigations and satisfy themselves in relation to all aspects of this Tender.

The TPRC (and its respective employees, officers, consultants and professional advisers):

- a) are not liable for any incorrect or misleading information or failure to disclose information whether in connection with this document or any document attached or related to it.
- b) make no warranty as to the accuracy of the information contained in this document or any documents attached to it or in any other information (including the any studies and reports) provided to proponents at any stage of the Tender and negotiation process.

This document or any document attached or related to it may be subject to review or change at any time without notice.

Matters raised and that are agreed by the TPRC and the Probity Auditor to be confidential will be treated as confidential. However, the TPRC reserves the right to determine if any written questions or response to such questions will be made available to other proponents.

In the event of a claimed confidential enquiry, proponents will be advised by the TPRC of its intention to distribute general enquiries and response, thereby enabling proponents to withdraw any enquiries.

APPENDIX 1

CONDITIONS OF THIS REQUEST FOR TENDER

1. Proponent may request clarification or elaboration

The proponent may request in writing, clarification or elaboration from the TPRC's representative on any of the Tender documents. Proponents should be aware that any clarification or elaboration may also be given to other interested parties.

All the information that TPRC provides to a proponent, whether in the Tender documents or not, is provided in good faith to assist proponents to assess the Tender submissions, the project and the nature and location of the work to be completed. None of the information is guaranteed. It is the proponent's responsibility to interpret and assess the relevance of the information provided. TPRC is not liable for any loss, damage or expense suffered by a proponent as a result of any inaccuracy in the information provided.

2. Proponent must inform itself

It is the proponent's responsibility to make all necessary investigations for it to become thoroughly informed about the subject matter of the Tender, the project and the nature and location of the work to be completed.

3. Variation to scope of work

The TPRC may vary the scope of the project, or the conditions of the Tender, by giving written notice of the variation to all proponents at any time before the closing date for Tender submission.

4. Governing Law

The Tender documents and the Tender submissions are governed by the law of Western Australia.

5. Intellectual property

Tender documents

All intellectual property in the Tender documents (including, without limitation, the Agreement and other agreements to which the TPRC is a party or prepared by or on behalf of TPRC) belongs to, and remains the property of the TPRC. The TPRC expressly reserves the right to use these documents for other transactions to which TPRC is a party.

Tender submissions

The proponent agrees that to the greatest extent possible the intellectual property contained in their Tender submission belongs to the TPRC absolutely.

To the extent that the intellectual property does not belong the TPRC, to the extent the proponent is able, the proponent grants the TPRC an exclusive (where possible), royalty free, perpetual and irrevocable licence to exercise any and all rights in respect of the intellectual property.

Where an employee, contractor, consultant or agent of the proponent is the owner of any intellectual property in the submission the proponent must use its best endeavors to procure that person grants to the TPRC an exclusive (where possible), royalty free, perpetual and irrevocable licence to exercise any and all rights in respect of that intellectual property.

The licences referred to in this condition are separate, several and independent with respect to each distinct item of intellectual property.

6. Confidentiality

Any financial information provided by a proponent in their submission will be treated with confidence. Any other information in the Submission in respect of the Development may be used by TPRC in its absolute discretion but will be dealt with in a manner consistent with probity requirements.

7. Conditions binding

By submitting an Tender submission, the proponent becomes bound by these conditions of the Tender.

8. No Contract

This document does not constitute an offer to the proponents to develop the Land. Submission of an Tender submission does not in any way create an obligation to award a contract or to enter into a tender process.

9. No change of Tender after closing date

A proponent may not change its Tender after the closing date.

10. No right of recourse

A proponent is not entitled, in any jurisdiction, to challenge any decision by TPRC, including the following decisions:

- To negotiate with one or more preferred proponents or a successful proponent;
- To enter into a contract with a preferred proponent or a successful proponent; or
- To cancel the Tender at any time.

11. TPRC has absolute discretion

TPRC has absolute discretion in relation to the evaluation of Tender submissions received and the selection of a preferred or successful proponent. The TPRC is not bound to accept the lowest priced Tender submission or any Tender submission. TPRC may accept the whole or any part of an Tender submission. After evaluation of all Tender submissions, the TPRC may (in its absolute discretion and before, during or after negotiation with one or more proponents) decide not to enter into any contract relating to the project or to request tenders for the project.

12. Costs

Costs and expenses incurred by proponents in any way associated with the preparation and submission of their Tender submissions will be borne entirely by the proponents.

APPENDIX 2

SUBMISSION FORM

Proponents should ensure that they fully and completely disclose all relevant information in completing this form. Terms used in this form have the same meaning as given in the Tender document, unless the context otherwise requires:

1. IDENTITY OF THE PROPONENT ENTITY

Name of Organisation(s) ACN / ABN

Business Address

Postal Address

2. CONTACT DETAILS

Name of Principal Contact Person

Position

Telephone

Email

3. ADDENDA ACKNOWLEDGMENT

Proponents confirm that they have accessed the Tamala Park Regional Council website (www.tamalapark.wa.gov.au) and have noted any addenda to the Tender document.

4. AGREEMENT TO TERMS AND CONDITIONS

By lodging this Tender submission the proponent agrees to be bound by the terms and conditions set out in the Tender document.

SIGNED for and on behalf of

Insert proponent's name . If proponent is a consortium, then all consortium members must sign

APPENDIX 3

SCOPE OF WORKS – SURVEY SERVICES

1. Surround and control surveys to facilitate pre calculation of lots and construction.
2. Production of aerial photographs, provision of other material required for planning approvals.
3. Feature survey.
4. Pre calculation plans.
5. Set out for construction services including roads, sewers and services.
6. Client requirements under the civil contract, such as control set-out, road centre line marking, services set-out and checking retaining walls.
7. Clearances of WAPC conditions and lodgements including all liaison with statutory bodies related to requesting and obtaining final clearances, and lodgement of relevant documentation at DPI and Landgate.
8. Marketing and post-construction services; production of single lot diagrams, re-pegging for clients, marketing stage plans and estate plans.
9. Provide input to all other consulting disciplines as member of the project consulting team across all development aspects.
10. Attendance at regular project consulting meetings and liaison with all relevant authorities.
11. Provide other general assistance to Satterley Property Group, TPRC and other consultants as necessary.
12. As constructed survey for services road, sewers and services.
13. Final survey.
14. Preparation of deposited plans.
15. Administration and management of all survey functions.



REQUEST FOR TENDER

FOR

TOWN PLANNING & URBAN DESIGN SERVICES



Submissions must be delivered to:

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1. INTRODUCTION

The Tamala Park Regional Council intends to undertake the development of a new master planned urban development on land in Clarkson. The Tamala Park Regional Council comprises the Town of Cambridge, City of Joondalup, City of Perth, City of Stirling, Town of Victoria Park, Town of Vincent and City of Wanneroo. These member Councils have a joint holding in the Tamala Park land.

The TPRC is calling for Tenders from suitably qualified and experienced town planning and urban design companies to provide services to the TPRC in respect of the Land

Tamala Park Regional Council is seeking to appoint key consultants across a range of disciplines to provide services to the Regional Council and Satterley Property Group in undertaking the detailed planning and development of the site. Satterley Property Group has recently been engaged to undertake development delivery services for the Regional Council.

Consultants will be appointed directly by the Tamala Park Regional Council but will report to Satterley Property Group as project managers on behalf of the Regional Council.

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This is a unique opportunity to provide services to the TPRC in an exciting new master planned project, comprising approximately 2500 lots, within one of the fastest growing regions in Australia. The first stage of development and sales is planned to commence in early 2011.

The successful proponent will be given the opportunity to enter into an Agreement with TPRC for the provision of services in respect of the development of the Land. The initial term of appointment will be for a period of two years. However, Tamala Park Regional Council reserves the right to terminate the consultancy at any time should the consultant not be able to meet acceptable performance standards.

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1.2 LOCATION AND CONTEXT

The Land extends from the coast, east to the Mitchell Freeway. It is surrounded by the suburbs of Mindarie and Clarkson. It has road frontage to Marmion Avenue, Connolly Drive and Neerabup Road and abuts the Clarkson Railway Station.

It is surrounded by the established residential areas of Burns Beach, Kinross, Clarkson and Mindarie. It also adjoins the Ocean Keys retail and commercial centre and is only 2km from Mindarie Marina. It is surrounded by well established private and public infrastructure.



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The TPRC vision for the Project is to create an urban centre for choice, sustainability, community and opportunity from the Land.

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The Structure Plan will also provide the appropriate management of natural elements and features, such as the protection of significant tracts of native flora and associated fauna within a quality urban landscaping.

The successful proponent will also need to demonstrate an understanding of the Structure Plan and TPRC objectives and outline clear strategies on how these are to be implemented. Details of these requirements are set out in sub-clause 4.2 of this document.

2.3 ENVIRONMENTAL STATUS

The TPRC has engaged Syrinx Environmental to undertake comprehensive environmental assessments over the Land. Syrinx has prepared Environmental Management Plans for the Land which has been considered in the formulation of the Structure Plan. The Environmental Management Plans have identified potential habitat for Carnaby's Cockatoo and the Graceful Sun Moth. Both of these are listed as endangered under the *Conservation, Environment, Protection and Biodiversity Act 1999*. No referral to the Department of Environment, Water, Heritage and the Arts has been undertaken at this stage, but is expected in August/September 2010.

3.0 SCOPE OF TOWN PLANNING & URBAN DESIGN SERVICES REQUIRED

The consultant is to provide comprehensive town planning and urban design services in relation to the stage one subdivision application, preparation of detailed area plans, a review of the structure plan and general planning inputs.

The town planning and urban design services requested include:

- Subdivision application plans
- General planning and authority follow up
- Detailed area plans
- A review of the local district structure plan
- Any necessary scheme amendments
- Planning inputs into other consultant reports.

The detailed scope of works for town planning and urban design services is attached at Appendix 3.

4.0 ASSESSMENT CRITERIA

The TPRC will assess the Tender submissions using the criteria detailed in this section. Submissions must address the assessment criteria in the format set out below. Proponents are required to provide sufficient information against each of the requirements, using the same headings and in the same order as listed below, to demonstrate their ability to satisfy all of the assessment criteria. Submissions received that have not addressed all the assessment criteria may not be considered.

4.1 PROPONENT AND PROJECT TEAM CRITERIA (40% WEIGHTING)

The following key considerations will be taken into account in assessing proposals against the selection criteria:

- a) Demonstrated experience in designing masterplanned communities of greater than 2000 lots.
- b) Extensive experience in managing planning matters associated with masterplanned communities within the City of Wanneroo.
- c) Proven track record of obtaining subdivision approvals from masterplanned communities within the City of Wanneroo.
- d) Established relationships with officers with the City of Wanneroo.
- e) Experienced resources within the consultancy firm to undertake design and management of planning tasks.
- f) Identify individuals who will be assigned to the development and provide details of:
 - Qualifications.
 - Other relevant experience in land development, etc.
 - Professional affiliations.

- Employment history.

4.2 TPRC VISION AND OBJECTIVES CRITERIA (30% WEIGHTING)

The proponent must:

- Demonstrate its understanding of the TPRC vision and objectives.
- Outline its strategies for implementing and meeting the TPRC vision and objectives.
- Demonstrate its understanding of Structure Plan objectives and strategies.
- Outline its strategies and methodology for delivering Structure Plan objectives.

4.3 FEE PROPOSAL CRITERIA (30% WEIGHTING)

Information detailing all proposed fees for services which form part of this Tender.

- Provision of detailed urban and subdivision design and procurement of all statutory subdivision approvals – on a per lot basis.
- Provision of general planning services – to be shown as a monthly lump sum fee.
- Preparation and approval of detailed area plans – to be provided on a lump sum basis.
- Review of existing Structure Plan and statutory approvals for agreed modifications – lump sum fee.

Any exclusion's must be identified.

5.0 TENDER ASSESSMENT

5.1 ASSESSMENT METHODOLOGY

Submissions will be assessed by a selection panel.

The submissions will first be assessed by the selection panel against the assessment criteria set out in Section 4 of this Tender.

At the TPRC's absolute discretion, some or all proponents may be invited to discuss their submissions.

After evaluation of the submissions made in response to this Tender during the assessment process, the TPRC may (in its absolute discretion and before, during or after negotiation with one or more proponents) decide not to proceed with appointing a successful proponent.

5.2 INFORMATION REQUIRED

Proponents will be required to include in their submissions:

- Completed details of the proponent (as detailed in Appendix 2).
- Completed statement addressing each of the assessment criteria listed in Section 4 of this Tender.

5.3 CONFLICTS OF INTEREST

Proponents are required to include in their submission a list of projects they currently are engaged in and if they may have a potential for a conflict of interest. Detailed information on managing any conflicts is to be included. This should include any future or potential projects.

5.4 PROPONENTS ACCESS TO FURTHER INFORMATION

The TPRC website contains relevant information and documents, including the Structure

Plan and Environmental Management Plans. Proponents are encouraged to access this information by logging onto www.tamalapark.wa.gov.au.

5.5 CONDITIONS OF THE TENDER

The selection of the preferred proponent will be at the sole and absolute discretion of TPRC whose decision shall be final. The selection of a preferred proponent will enable the commencement of negotiations towards reaching an acceptable Agreement between TPRC and the preferred proponent. The preferred proponent's Tender submissions will be used to progress the negotiations. However, such selection as preferred proponent does not indicate the TPRC's acceptance of all aspects of the preferred proponent's submission.

If at any stage TPRC believes, at its sole discretion, that agreement on the terms of the Agreement between the TPRC and the preferred proponent cannot be reached, the TPRC shall have the right to terminate negotiations with the preferred proponent and to commence negotiations with the next ranked proponent.

In addition to the above, proponents should also note the following:

- a) Any agreement reached as a result of negotiations will be subject to all necessary TPRC approvals.
- b) The TPRC will not be under any obligation to respond to correspondence or representation in relation to submissions.
- c) In making a submission, proponents will be deemed to have accepted all conditions of the Tender as detailed in Appendix 1.

5.6 SELECTION PANEL

The Selection Panel will consist of representatives from the TPRC. The Selection Panel may call on other specialist advisors, as required, to assist with the financial and technical assessment of submissions.

5.7 SELECTION AND NOTIFICATION

The TPRC's will assess responses received against each of the selection criteria and may (but is not obliged to) select a preferred proponent. All proponents will be notified in writing of the Tender results.

5.8 FURTHER ENQUIRIES, INFORMATION AND CLARIFICATION

Requests for further information are to be made in writing or by email to:

Mr. Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Email – tony.arias@tamalapark.wa.gov.au

Except for requests for further information made in writing to the Chief Executive Officer, proponents must not attempt to contact any TPRC representative regarding this Tender. Any proponent attempting to contact any TRPC representative will be excluded from the evaluation process immediately.

Proponents should direct all enquiries, including requests for any drawings or other documents referenced in this Tender to the Chief Executive Officer. Enquiries should be in written form (fax or e-mail is acceptable) and should be submitted before 3:00pm (Perth WA), on 1 September 2010. The TRPC may not be able to respond to enquiries received after this time.

6.0 SUBMISSION OF TENDER PROPOSAL

Proponents must lodge their Tender submission as follows:

- One (1) original signed submission;
- Six (6) complete copies; and
- One (1) electronic PDF copy.

Bound in a suitable package and clearly marked '**Tender – Town Planning & Urban Design Services, Tamala Park Development Project**'.

The total length of each proponent's submission is not to exceed twenty (20) A4 pages in length and the font size is to be not less than 10 point. The 20-page limit excludes completed Appendix 2, and company profiles and appendices. Anything in the proponent's submission in excess of the Maximum Page limit may not be considered by the assessment panel.

Submissions must be delivered to:

The Tender Box
Tamala Park Regional Council Reception
Room 3
Scarborough Civic Centre
173 Gildercliffe Street
SCARBOROUGH WA 6019

The time for the lodging of submissions is no later than **2:00PM Western Standard Time (WST) on 8 September 2010**. A receipt stamped with the date and time will be issued upon request.

Electronic or faxed copies of submissions will not be accepted. Late submissions will not be accepted.

7.0 GENERAL INFORMATION

7.1 COMMERCIALITY AND GOVERNANCE

The TPRC aims to ensure the broad policy principles applied by the TPRC Procurement Policy are incorporated into its procurement processes and practices. The TPRC Procurement Policy relates to:

- Value for money;
- Open and effective competition;
- Integrity, ethics and probity;
- Assuring quality;
- Complaints and communications; and
- Forward procurement reporting.

Proponents should note that these guidelines may be incorporated in the Agreement for both the acquisition of services and works, and the sale of the developed product.

7.2 DISCLAIMER

Proponents must rely on their own investigations and satisfy themselves in relation to all aspects of this Tender.

The TPRC (and its respective employees, officers, consultants and professional advisers):

- a) are not liable for any incorrect or misleading information or failure to disclose information whether in connection with this document or any document attached or related to it.
- b) make no warranty as to the accuracy of the information contained in this document or any documents attached to it or in any other information (including the any studies and reports) provided to proponents at any stage of the Tender and negotiation process.

This document or any document attached or related to it may be subject to review or change at any time without notice.

Matters raised and that are agreed by the TPRC and the Probity Auditor to be confidential will be treated as confidential. However, the TPRC reserves the right to determine if any written questions or response to such questions will be made available to other proponents.

In the event of a claimed confidential enquiry, proponents will be advised by the TPRC of its intention to distribute general enquiries and response, thereby enabling proponents to withdraw any enquiries.

APPENDIX 1

CONDITIONS OF THIS REQUEST FOR TENDER

1. Proponent may request clarification or elaboration

The proponent may request in writing, clarification or elaboration from the TPRC's representative on any of the Tender documents. Proponents should be aware that any clarification or elaboration may also be given to other interested parties.

All the information that TPRC provides to a proponent, whether in the Tender documents or not, is provided in good faith to assist proponents to assess the Tender submissions, the project and the nature and location of the work to be completed. None of the information is guaranteed. It is the proponent's responsibility to interpret and assess the relevance of the information provided. TPRC is not liable for any loss, damage or expense suffered by a proponent as a result of any inaccuracy in the information provided.

2. Proponent must inform itself

It is the proponent's responsibility to make all necessary investigations for it to become thoroughly informed about the subject matter of the Tender, the project and the nature and location of the work to be completed.

3. Variation to scope of work

The TPRC may vary the scope of the project, or the conditions of the Tender, by giving written notice of the variation to all proponents at any time before the closing date for Tender submission.

4. Governing Law

The Tender documents and the Tender submissions are governed by the law of Western Australia.

5. Intellectual property

Tender documents

All intellectual property in the Tender documents (including, without limitation, the Agreement and other agreements to which the TPRC is a party or prepared by or on behalf of TPRC) belongs to, and remains the property of the TPRC. The TPRC expressly reserves the right to use these documents for other transactions to which TPRC is a party.

Tender submissions

The proponent agrees that to the greatest extent possible the intellectual property contained in their Tender submission belongs to the TPRC absolutely.

To the extent that the intellectual property does not belong the TPRC, to the extent the proponent is able, the proponent grants the TPRC an exclusive (where possible), royalty free, perpetual and irrevocable licence to exercise any and all rights in respect of the intellectual property.

Where an employee, contractor, consultant or agent of the proponent is the owner of any intellectual property in the submission the proponent must use its best endeavors to procure that person grants to the TPRC an exclusive (where possible), royalty free, perpetual and irrevocable licence to exercise any and all rights in respect of that intellectual property.

The licences referred to in this condition are separate, several and independent with respect to each distinct item of intellectual property.

6. Confidentiality

Any financial information provided by a proponent in their submission will be treated with confidence. Any other information in the Submission in respect of the Development may be used by TPRC in its absolute discretion but will be dealt with in a manner consistent with probity requirements.

7. Conditions binding

By submitting an Tender submission, the proponent becomes bound by these conditions of the Tender.

8. No Contract

This document does not constitute an offer to the proponents to develop the Land. Submission of an Tender submission does not in any way create an obligation to award a contract or to enter into a tender process.

9. No change of Tender after closing date

A proponent may not change its Tender after the closing date.

10. No right of recourse

A proponent is not entitled, in any jurisdiction, to challenge any decision by TPRC, including the following decisions:

- To negotiate with one or more preferred proponents or a successful proponent;
- To enter into a contract with a preferred proponent or a successful proponent; or
- To cancel the Tender at any time.

11. TPRC has absolute discretion

TPRC has absolute discretion in relation to the evaluation of Tender submissions received and the selection of a preferred or successful proponent. The TPRC is not bound to accept the lowest priced Tender submission or any Tender submission. TPRC may accept the whole or any part of an Tender submission. After evaluation of all Tender submissions, the TPRC may (in its absolute discretion and before, during or after negotiation with one or more proponents) decide not to enter into any contract relating to the project or to request tenders for the project.

12. Costs

Costs and expenses incurred by proponents in any way associated with the preparation and submission of their Tender submissions will be borne entirely by the proponents.

APPENDIX 2

SUBMISSION FORM

Proponents should ensure that they fully and completely disclose all relevant information in completing this form. Terms used in this form have the same meaning as given in the Tender document, unless the context otherwise requires:

1. IDENTITY OF THE PROPONENT ENTITY

Name of Organisation(s) ACN / ABN

Business Address

Postal Address

2. CONTACT DETAILS

Name of Principal Contact Person

Position

Telephone

Email

3. ADDENDA ACKNOWLEDGMENT

Proponents confirm that they have accessed the Tamala Park Regional Council website (www.tamalapark.wa.gov.au) and have noted any addenda to the Tender document.

4. AGREEMENT TO TERMS AND CONDITIONS

By lodging this Tender submission the proponent agrees to be bound by the terms and conditions set out in the Tender document.

SIGNED for and on behalf of

Insert proponent's name . If proponent is a consortium, then all consortium members must sign

APPENDIX 3

SCOPE OF WORKS – TOWN PLANNING & URBAN DESIGN SERVICES

1. Provide town planning and urban design inputs to other consultant disciplines as necessary.
2. Detailed subdivision design in electronic format for lodgement as an application for subdivision with the WAPC.
3. Subdivision Application report and/or correspondence.
4. Site and local area inspections as required.
5. Liaison and general meeting with client and co-consultant as required.
6. Identification of client design objectives and product mix for the project.
7. Attendance at regular project meetings.
8. Preparation of miscellaneous planning advice and communications as required.
9. Negotiation, liaison and meetings with public agencies on planning matters to progress project.
10. Follow up and response on post application issues.
11. Review of draft subdivision conditions and preparation of reconsideration request as required.
12. All preliminary sketch design work associated with subdivision application.
13. Liaison with surveyors and engineers in relation to the pre calculation plans.
14. Review existing Structure Plan and provide advice to SPG and TPRC on opportunities for enhancement or modification to the Structure Plan.
15. Gain statutory approvals for modifications to the Structure Plan agreed by the TPRC.
16. Finalise all statutory approvals associated with the existing Structure Plan.
17. Obtain subdivision and other statutory approvals as required.
18. Prepare detailed area plans and applications for development approval as required.
19. Undertake liaison with the City of Wanneroo, Western Australian Planning Commission and Department of Planning along with other statutory agencies as required.
20. Provide reports, make presentations and provide additional information as required to assist the SPG and TPRC in the development of the site.