

APPENDICES

TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2008 TO 30 June 2009

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**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2008 TO 30 June 2009**

	NOTE	30 June 2009 Actual \$	30 June 2009 Y-T-D Budget \$	2008/09 Revised Budget \$	Variences Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues/Sources					
	1,2				
Interest Earnings		1,054,193	1,053,095	1,053,095	0.10%
Other Revenue		681	0	0	680.00%
		<u>1,054,874</u>	<u>1,053,095</u>	<u>1,053,095</u>	0.17%
(Expenses)/(Applications)					
	1,2				
Employee Costs		(263,453)	(328,414)	(328,414)	19.78%
Materials and Contracts					
- Materials and Contracts General		(30,065)	(96,048)	(96,048)	68.70%
- Professional Consulting Fees		(643,725)	(1,047,200)	(1,047,200)	38.53%
Depreciation		(4,847)	(4,502)	(4,502)	(7.66%)
Insurance		(3,649)	(4,250)	(4,250)	14.14%
Loss on Sale of Asset		(140)	0	0	0.00%
Other Expenditure		(98,361)	(114,000)	(114,000)	13.72%
		<u>(1,044,240)</u>	<u>(1,594,414)</u>	<u>(1,594,414)</u>	34.51%
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>					
	2(a)				
Depreciation on Assets		4,847	4,502	4,502	7.66%
Provision for LSL		15,614	0	0	100.00%
Provision for Audit Fees		6,600	0	0	100.00%
Accrued Wages		7,212	0	0	100.00%
Profit / Loss on Sale of Assets		140	0	0	100.00%
<u>Capital Revenue and (Expenditure)</u>					
Contributed Equity		(73,250)	(80,992)	(80,992)	(9.56%)
Land and Buildings		0	0	0	0.00%
Furniture and Equipment		(2,491)	0	0	100.00%
ADD Net Current Assets July 1 B/Fwd	7	17,339,251	17,339,251	17,339,251	0.00%
Net Current Assets Year to Date	8	<u>17,308,557</u>	<u>16,721,442</u>	<u>16,721,442</u>	3.51%

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

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2008 TO 30 June 2009

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 2008 TO 30 June 2009

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Trade and Other Receivables

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

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

(h) Inventories

General

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

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

Land Held for Resale

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

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

Land held for resale is classified as current except where it is held as non-current based on Council's

(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
Floorcoverings	8 years
Phones and Faxes	6 to 7 years
Plant and Equipment	5 to 15 years
Infrastructure	30 to 50 years

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2008 TO 30 June 2009

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Impairment

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

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

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

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

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

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

(l) Trade and Other Payables

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

(m) Employee Benefits

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

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

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

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

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

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2008 TO 30 June 2009

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(n) Interest-bearing Loans and Borrowings

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

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

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

Borrowing Costs

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

(o) Provisions

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

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

(p) Current and Non-Current Classification

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

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2008 TO 30 June 2009**

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

	30 June 2009 Actual \$
Furniture & Office equipment	2,491
	2,491

4. DISPOSALS OF ASSETS

	Net Book Value	Sale Proceeds	Profit(Loss)
	30 June 2009 \$	30 June 2009 \$	30 June 2009 \$
Computer CE5	231	91	(140)
	231	91	(140)

Tamala Park Regional Council
Balance Sheet
As of June 30, 2009

	Jun 30, 09	Jun 30, 08	\$ Change
ASSETS			
Current Assets			
Chequing/Savings			
A01100 · Cash at Bank			
A01101 · Unrestricted Municipal Bank	(82,633.43)	72.52	(82,705.95)
A01102 · Unrestricted Short Term Investm	188,252.00	47,974.01	140,277.99
A01106 · Fixed Term Deposit_BankWest	12,059,284.73	17,252,751.33	(5,193,466.60)
A01107 · Fixed Term Deposit Suncorp Metw	5,177,580.77	0.00	5,177,580.77
Total A01100 · Cash at Bank	17,342,484.07	17,300,797.86	41,686.21
Total Chequing/Savings	17,342,484.07	17,300,797.86	41,686.21
Accounts Receivable			
A01120 · ACCOUNTS RECEIVABLE			
A011201 · Accrued Interest	46,925.28	78,935.16	(32,009.88)
A01120 · ACCOUNTS RECEIVABLE - Other	0.00	500.00	(500.00)
Total A01120 · ACCOUNTS RECEIVABLE	46,925.28	79,435.16	(32,509.88)
Total Accounts Receivable	46,925.28	79,435.16	(32,509.88)
Other Current Assets			
A01105 · Petty Cash and Cash on Hand	30.00	30.00	0.00
A01180 · Accommodation Bond - CoS	1,000.00	1,000.00	0.00
Total Other Current Assets	1,030.00	1,030.00	0.00
Total Current Assets	17,390,439.35	17,381,263.02	9,176.33
Fixed Assets			
A0154 · Furniture & Equipment			
A01541 · Accumulated Depn - F&E	(8,060.00)	(3,304.00)	(4,756.00)
A01542 · At Cost			
E168200 · Additions - 2007-08			
E168201 · Telephones, Faxes	662.73	662.73	0.00
E168203 · Computer Equipment	7,857.14	7,857.14	0.00
E168204 · Printers Photocopiers Scanners	6,821.73	6,821.73	0.00
E168205 · Furniture & Equipment	136.36	136.36	0.00
E168206 · Floor Coverings	2,050.00	2,050.00	0.00
Total E168200 · Additions - 2007-08	17,527.96	17,527.96	0.00
E168500 · Additions 2008-09			
E168502 · Computer - Project Dev Mgr	2,490.82	0.00	2,490.82
Total E168500 · Additions 2008-09	2,490.82	0.00	2,490.82
A01542 · At Cost - Other	2,959.27	3,190.27	(231.00)
Total A01542 · At Cost	22,978.05	20,718.23	2,259.82
Total A0154 · Furniture & Equipment	14,918.05	17,414.23	(2,496.18)
Total Fixed Assets	14,918.05	17,414.23	(2,496.18)
TOTAL ASSETS	17,405,357.40	17,398,677.25	6,680.15
LIABILITIES			

Tamala Park Regional Council
Balance Sheet
As of June 30, 2009

	<u>Jun 30, 09</u>	<u>Jun 30, 08</u>	<u>\$ Change</u>
Current Liabilities			
Accounts Payable			
L01215 · SUNDRY CREDITORS	70,257.16	1,699.31	68,557.85
Total Accounts Payable	<u>70,257.16</u>	<u>1,699.31</u>	<u>68,557.85</u>
Other Current Liabilities			
2100 · Payroll Liabilities			
L2001 · PAYG Deductions	3,600.00	9,188.00	(5,588.00)
Total 2100 · Payroll Liabilities	<u>3,600.00</u>	<u>9,188.00</u>	<u>(5,588.00)</u>
2200 · Tax Payable	(23,505.68)	(1,062.06)	(22,443.62)
L0122 · Employee Entitlements			
L01225 · Annual Leave	31,530.56	20,337.77	11,192.79
L01226 · LSL Liability Current	13,185.35	0.00	13,185.35
L01227 · Accrued Wages	7,211.95	5,799.04	1,412.91
Total L0122 · Employee Entitlements	<u>51,927.86</u>	<u>26,136.81</u>	<u>25,791.05</u>
L01229 · Prov for Audit Fees	6,600.00	6,050.00	550.00
Total Other Current Liabilities	<u>38,622.18</u>	<u>40,312.75</u>	<u>(1,690.57)</u>
Total Current Liabilities	<u>108,879.34</u>	<u>42,012.06</u>	<u>66,867.28</u>
Long Term Liabilities			
L01230 · Provision - Employee LSL	2,429.11	0.00	2,429.11
Total Long Term Liabilities	<u>2,429.11</u>	<u>0.00</u>	<u>2,429.11</u>
TOTAL LIABILITIES	<u>111,308.45</u>	<u>42,012.06</u>	<u>69,296.39</u>
NET ASSETS	<u>17,294,048.95</u>	<u>17,356,665.19</u>	<u>(62,616.24)</u>
EQUITY			
3000 · Opening Bal Equity			
L019051 · TVP Dist Rates Equiv 07-09	(12,532.78)	(6,428.58)	(6,104.20)
L019052 · CP Dist Rates Equiv 07-09	(12,532.78)	(6,428.58)	(6,104.20)
L019053 · TC Dist Rates Equiv 07-09	(12,532.78)	(6,428.58)	(6,104.20)
L019054 · CJ Dist Rates Equiv 07-09	(25,065.55)	(12,857.16)	(12,208.39)
L019055 · CW Dist Rates Equiv 07-09	(25,065.55)	(12,857.16)	(12,208.39)
L019056 · TV Dist Rates Equiv 07-09	(12,532.78)	(6,428.58)	(6,104.20)
L019057 · CS Dist Rates Equiv 07-09	(50,131.11)	(25,714.32)	(24,416.79)
Total 3000 · Opening Bal Equity	<u>(150,393.33)</u>	<u>(77,142.96)</u>	<u>(73,250.37)</u>
3900 · *Retained Earnings	1,212,368.98	332,132.91	880,236.07
L019001 · Town of Victoria Park			
L019101 · TVP Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019001 · Town of Victoria Park	<u>1,351,786.60</u>	<u>1,351,786.60</u>	<u>0.00</u>
L019002 · City of Perth			
L019102 · CP Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019002 · City of Perth	<u>1,351,786.60</u>	<u>1,351,786.60</u>	<u>0.00</u>
L019003 · Town of Cambridge			
L019103 · TC Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019003 · Town of Cambridge	<u>1,351,786.60</u>	<u>1,351,786.60</u>	<u>0.00</u>

Tamala Park Regional Council
Balance Sheet
As of June 30, 2009

	<u>Jun 30, 09</u>	<u>Jun 30, 08</u>	<u>\$ Change</u>
L019004 · City of Joondalup			
L019104 · CJ Contributed Equity	2,703,573.19	2,703,573.19	0.00
Total L019004 · City of Joondalup	<u>2,703,573.19</u>	<u>2,703,573.19</u>	<u>0.00</u>
L019005 · City of Wanneroo			
L019105 · CW Contributed Equity	2,703,573.19	2,703,573.19	0.00
Total L019005 · City of Wanneroo	<u>2,703,573.19</u>	<u>2,703,573.19</u>	<u>0.00</u>
L019006 · Town of Vincent			
L019106 · TV Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019006 · Town of Vincent	<u>1,351,786.60</u>	<u>1,351,786.60</u>	<u>0.00</u>
L019007 · City of Stirling			
L019107 · CS Contributed Equity	5,407,146.39	5,407,146.39	0.00
Total L019007 · City of Stirling	<u>5,407,146.39</u>	<u>5,407,146.39</u>	<u>0.00</u>
Net Income	10,634.13	880,236.07	(869,601.94)
TOTAL EQUITY	<u>17,294,048.95</u>	<u>17,356,665.19</u>	<u>(62,616.24)</u>

Tamala Park Regional Council
Profit & Loss Budget Performance
July 2008 through June 2009

	Jul '08 - Jun 09	Budget	Annual Budget
Income			
I03 - GENERAL PURPOSE FUNDING			
I032 - Other GPF			
I032020 - Contributions	0.01		
I032030 - Interest on Investment	1,054,192.89	1,053,095.00	1,053,095.00
Total I032 - Other GPF	1,054,192.90	1,053,095.00	1,053,095.00
Total I03 - GENERAL PURPOSE FUNDING	1,054,192.90	1,053,095.00	1,053,095.00
I14 - OTHER PROPERTY & SERVICES			
I145 - Administration			
I145010 - Reimbursements	680.49		
Total I145 - Administration	680.49		
Total I14 - OTHER PROPERTY & SERVICES	680.49		
Total Income	1,054,873.39	1,053,095.00	1,053,095.00
Gross Profit	1,054,873.39	1,053,095.00	1,053,095.00
Expense			
E04 - GOVERNANCE.			
E041 - Membership			
E041005 - Chairman Allowance	6,000.00	6,000.00	6,000.00
E041010 - Deputy Chair Allowance	1,500.00	1,500.00	1,500.00
E041015 - Elected Members Remuneration			
E041018 - Composite Allowance	90,999.99	91,000.00	91,000.00
Total E041015 - Elected Members Remuneration	90,999.99	91,000.00	91,000.00
E041020 - Conference Expenses	0.00	8,000.00	8,000.00
E041025 - Training	0.00	7,500.00	7,500.00
E041030 - Other Costs	0.00	0.00	0.00
Total E041 - Membership	98,499.99	114,000.00	114,000.00
Total E04 - GOVERNANCE.	98,499.99	114,000.00	114,000.00
E14 - OTHER PROPERTY & SERVICES.			
E145 - Administration			
E145005 - Salaries - Basic Costs	237,890.00	282,425.00	282,425.00
E145007 - Salaries Occ. Superannuation	18,853.10	25,379.00	25,379.00
E145009 - Salaries WALGS Superannuation	3,011.07	5,326.00	5,326.00
E145011 - Advertising Staff Vacancies	0.00	9,000.00	9,000.00
E145015 - Insurance W/comp.	3,699.00	5,084.00	5,084.00
E145017 - Medical Exam. Costs	0.00	150.00	150.00
E145019 - Staff Training & Dev.	0.00	1,050.00	1,050.00
E145025 - Other Accom & Property Costs	4,887.01	5,341.00	5,341.00
E145027 - Advertising General	0.00	6,300.00	6,300.00
E145029 - Advertising Public/Statutory	1,313.25	6,000.00	6,000.00
E145031 - Graphics Consumables	0.00	700.00	700.00
E145033 - Photocopying	962.24	1,320.00	1,320.00
E145037 - Postage, Courier & Freight	29.09	300.00	300.00
E145039 - Printing	47.18	1,200.00	1,200.00
E145041 - Signage/Decals	0.00	100.00	100.00

Tamala Park Regional Council
Profit & Loss Budget Performance
July 2008 through June 2009

	Jul '08 - Jun 09	Budget	Annual Budget
E145043 · Stationery	686.01	600.00	600.00
E145045 · Other Admin Expenses	6.91	1,000.00	1,000.00
E145047 · Office Telephones & Faxes	1,734.77	2,112.00	2,112.00
E145053 · Bank Charges	365.25	300.00	300.00
E145055 · Credit Charges	0.00	60.00	60.00
E145057 · Audit Fees	8,050.00	6,600.00	6,600.00
E145059 · Membership Fees	2,000.00	7,550.00	7,550.00
E145061 · Legal Expenses	0.00	19,500.00	19,500.00
E145063 · Conveyancing Expenses	0.00	500.00	500.00
E145065 · Surveyors Fees	0.00	4,000.00	4,000.00
E145067 · Title Searches	0.00	100.00	100.00
E145069 · Valuation Fees	0.00	24,000.00	24,000.00
E145071 · Other Professional Fees	0.00	1,000.00	1,000.00
E145075 · Promotions	0.00	4,000.00	4,000.00
E145077 · Business Hospitality Expenses	81.16	3,000.00	3,000.00
E145079 · Consultancy			
E145400 · Structure Planning TPG Main			
E145401 · TPG Direct Component	139,932.98	158,478.00	158,478.00
E145402 · TPG_Variation SP Options	0.00	48,950.00	48,950.00
E145405 · TPG Syrxinx Component	96,097.40	99,346.00	99,346.00
E145406 · TPG Creating Communit Component	103,926.84	124,032.00	124,032.00
E145407 · TPG Douglas Partners Component	42,145.45	54,999.00	54,999.00
E145408 · TPG Tabec Component	16,595.28	9,620.00	9,620.00
E145409 · TPG Uloth & Assoc Component	26,371.99	48,860.00	48,860.00
E145410 · TPG Pracsys Econ Component	31,687.28	35,445.00	35,445.00
E145411 · TPG_Tabec_Varn_LotContourAnal	3,409.09	15,000.00	15,000.00
Total E145400 · Structure Planning TPG Main	460,166.31	594,730.00	594,730.00
E145430 · Other Struct_PI Consultancies			
E145431 · CSIRO - Water Balance Design	52,000.00	72,131.00	72,131.00
E145432 · Syrxinx Env- Flora Fauna Study	49,505.50	50,288.00	50,288.00
E145433 · Syrxinx Env Mgt Rep-SP-992/33	23,232.00	23,199.00	23,199.00
E145434 · Syrxinx Env_Flora Targ Surv West	22,088.55	19,297.00	19,297.00
E145435 · MWH _Local Water Mgmnt Strategy	0.00	16,100.00	16,100.00
E145430 · Other Struct_PI Consultancies - Other	0.00	229,255.00	229,255.00
Total E145430 · Other Struct_PI Consultancies	146,826.05	410,270.00	410,270.00
E145450 · Admin-Operational Consultancies	15,000.00		
E145079 · Consultancy - Other	2,727.27	0.00	0.00
Total E145079 · Consultancy	624,719.63	1,005,000.00	1,005,000.00
E145081 · Professional Retainer	13,682.50	6,600.00	6,600.00
E145083 · Research	0.00	21,000.00	21,000.00
E145087 · Computer Software Mtce	499.09	750.00	750.00
E145089 · Computer Software Purchase	136.32	2,943.00	2,943.00
E145091 · Computer Sundries	409.90	1,000.00	1,000.00
E145092 · Data Communication Links	0.00	948.00	948.00
E145093 · Internet Provider Costs	1,976.33	1,776.00	1,776.00
E145094 · Plant & Equipment Purchase Non-	0.00	300.00	300.00
E145095 · Furniture & Equipment Purchase	388.18		
E145097 · Hire of Equipment	0.00	500.00	500.00
E145101 · Consumable Stores	17.08	100.00	100.00
E145103 · Newspapers & Periodicals	88.00	200.00	200.00
E145105 · Publications & Brochures	339.68	800.00	800.00

Tamala Park Regional Council
Profit & Loss Budget Performance
 July 2008 through June 2009

	Jul '08 - Jun 09	Budget	Annual Budget
E145109 · Parking Expenses	38.68		
E145111 · Plans	9,293.27	1,800.00	1,800.00
E145113 · Emergency Services	527.27	700.00	700.00
E145115 · Misc Services Expenses	0.00	0.00	0.00
E145117 · Electricity	1,370.94	1,248.00	1,248.00
E145119 · Professional Indemnity	0.00	1,200.00	1,200.00
E145121 · Insurance - Public Liability	1,719.00	1,910.00	1,910.00
E145123 · Insurance - Property (ISR)	170.00	340.00	340.00
E145126 · Insurance - Personal Accident	0.00	800.00	800.00
E145127 · Insurance - Other	1,760.00	0.00	0.00
E145204 · Fences/Walls (Sumps in Road Res	0.00	1,000.00	1,000.00
E145205 · Recreation Reserves Mtce	0.00	1,000.00	1,000.00
E145217 · Cash Rounding Account	0.36		
E145222 · Depreciation Furniture_office E	4,847.00	4,502.00	4,502.00
E145320 · (Profit)Loss Asset Sale/Disp	140.00		
Total E145 · Administration	945,739.27	1,480,414.00	1,480,414.00
Total E14 · OTHER PROPERTY & SERVICES.	945,739.27	1,480,414.00	1,480,414.00
Total Expense	1,044,239.26	1,594,414.00	1,594,414.00
Net Income	10,634.13	(541,319.00)	(541,319.00)

Tamala Park Regional Council
Profit & Loss Budget Performance
 July 2008 through June 2009

	Jul '08 - Jun 09	Budget	Annual Budget
Revenue			
Interest Earnings	1,054,192.89	1,053,095.00	1,053,095.00
Other Revenue	680.50		
Total Revenue	1,054,873.39	1,053,095.00	1,053,095.00
Expenses			
Depreciation	(4,847.00)	(4,502.00)	(4,502.00)
Employee Costs	(263,453.17)	(328,414.00)	(328,414.00)
Insurance	(3,649.00)	(4,250.00)	(4,250.00)
Materials & Contracts MTC	(527.27)	(2,700.00)	(2,700.00)
Materials & Contracts Other	(29,537.61)	(93,348.00)	(93,348.00)
Other	(98,500.35)	(114,000.00)	(114,000.00)
Professional/Consultant Fees	(643,724.86)	(1,047,200.00)	(1,047,200.00)
Total Expenses	(1,044,239.26)	(1,594,414.00)	(1,594,414.00)
Unclassified	0.00	0.00	0.00
TOTAL	10,634.13	(541,319.00)	(541,319.00)

Tamala Park Regional Council

Cheque Detail

July 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
Total For Month					164,384.30	
Cheque	01/07/2009	Westpac	Bank fees for Cheque AC 193565 July 2009	A01101 - Unrestricted Municipal Bank		-22.00
			Service fee	E145053 - Bank Charges	-13.00	13.00
			Internet Online Banking Fee	E145053 - Bank Charges	-3.50	3.50
			Token Monthly fee	E145053 - Bank Charges	-5.50	5.50
					-22.00	22.00
Bill Pmt -Cheque	02/07/2009	TPG Town Planning & Urban Design	VOID: Uloth component only from invoice 25	A01101 - Unrestricted Municipal Bank		0.00
					0.00	0.00
Bill Pmt -Cheque	02/07/2009	Amcom	ADSL direct for period 1/7/09 to 1/8/09	A01101 - Unrestricted Municipal Bank		-79.00
Bill	25/06/2009	Australian Taxation Office	E145093 - Internet Provider Costs - ADSL direct	E145093 - Internet Provider Costs	-71.82	71.82
			Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-7.18	7.18
					-79.00	79.00
Bill Pmt -Cheque	02/07/2009	City of Stirling	Rental MR1 SCC for August 2009 (PCG meeti	A01101 - Unrestricted Municipal Bank		-148.00
Bill	02/07/2009	Australian Taxation Office	E145025 - Other Accom & Property Costs - Ren	E145025 - Other Accom & Property Costs	-134.55	134.55
			Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-13.45	13.45
					-148.00	148.00
Bill Pmt -Cheque	02/07/2009	Telstra	Office Telephones & Faxes - Usage charges	A01101 - Unrestricted Municipal Bank		-116.88
Bill	02/07/2009	Australian Taxation Office	E145047 - Office Telephones & Faxes - Usage	E145047 - Office Telephones & Faxes	-106.25	106.25
			Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-10.63	10.63
					-116.88	116.88

Tamala Park Regional Council

Cheque Detail

July 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
Bill Pmt -Cheque	02/07/2009	TPG Town Planning & Urban Design	Syrinx/Creating Communities/Tabec/TPG Dir A01101 - Unrestricted Municipal Bank			-34,378.78
Bill	02/07/2009		TPG Syrinx component - Presentation of Draft SE145405 - TPG Syrinx Component		-2,184.60	2,184.60
			TPG Creating Communities Component - Projec E145406 - TPG Creating Communit Component		-2,415.10	2,415.10
			TPG Tabec Component - Input and reporting for E145408 - TPG Tabec Component		-15,230.00	15,230.00
			TPG Direct Component - Liaise with TPRC, preç E145401 - TPG Direct Component		-11,423.74	11,423.74
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-3,125.34	3,125.34
					-34,378.78	34,378.78
Bill Pmt -Cheque	02/07/2009	WALGA	WALGA Associate Membership A01101 - Unrestricted Municipal Bank			-2,200.00
Bill	02/07/2009		E145059 - Membership Fees - Associate Memb E145059 - Membership Fees		-2,000.00	2,000.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-200.00	200.00
					-2,200.00	2,200.00
Bill Pmt -Cheque	02/07/2009	TPG Town Planning & Urban Design	A01101 - Unrestricted Municipal Bank			-16,799.00
Bill	22/06/2009		TPG Uloth & Associates Componet	E145409 - TPG Uloth & Assoc Component	-15,271.82	16,799.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-1,527.18	1,679.90
					-16,799.00	18,478.90
Bill Pmt -Cheque	16/07/2009	LGIS Insurance Broking	Personal Accident Cover & Councillor/Office A01101 - Unrestricted Municipal Bank			-2,299.00
Bill	02/07/2009		E145127 - Insurance - Other - Councillors & offi	E145127 - Insurance - Other	-1,290.00	1,290.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-129.00	129.00
Bill	02/07/2009		E145127 - Insurance - Other - Personal Acciden	E145127 - Insurance - Other	-800.00	800.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-80.00	80.00
					-2,299.00	2,299.00

Tamala Park Regional Council

Cheque Detail

July 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
Bill Pmt -Cheque	16/07/2009	LGIS Property	Total contribution 2009/10, first instalment c/c A01101 - Unrestricted Municipal Bank			-1,393.08
Bill	02/07/2009	Australian Taxation Office	E145123 · Insurance - Property (ISR) - Total cor	E145123 · Insurance - Property (ISR)	-1,266.44	1,266.44
			Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-126.64	126.64
					-1,393.08	1,393.08
Paycheque	16/07/2009	Kylie Jeffs	KJ wages for period 18 June 2009 to 1 July 2009 A01101 - Unrestricted Municipal Bank			-1,169.68
			KJ wages for period 18 June 2009 to 1 July 2009	E145005 · Salaries - Basic Costs	-1,351.68	1,351.68
			KJ wages for period 18 June 2009 to 1 July 2009	E145007 · Salaries Occ. Superannuation	-121.65	121.65
			KJ wages for period 18 June 2009 to 1 July 2009	L2002 · Superannuation Contributions	121.65	-121.65
			KJ wages for period 18 June 2009 to 1 July 2009	L2001 · PAYG Deductions	182.00	-182.00
					-1,169.68	1,169.68
Paycheque	16/07/2009	Kylie Jeffs	KJ wages for period 2 July 2009 to 15 July 2009 A01101 - Unrestricted Municipal Bank			-1,169.68
			KJ wages for period 2 July 2009 to 15 July 2009	E145005 · Salaries - Basic Costs	-1,351.68	1,351.68
			KJ wages for period 2 July 2009 to 15 July 2009	E145007 · Salaries Occ. Superannuation	-121.65	121.65
			KJ wages for period 2 July 2009 to 15 July 2009	L2002 · Superannuation Contributions	121.65	-121.65
			KJ wages for period 2 July 2009 to 15 July 2009	L2001 · PAYG Deductions	182.00	-182.00
					-1,169.68	1,169.68
Paycheque	16/07/2009	Rod A Constantine	RC wages for period 18 June 2009 to 1 July 2009 A01101 - Unrestricted Municipal Bank			0.00
			RC wages for period 18 June 2009 to 1 July 2009	E145005 · Salaries - Basic Costs	-6,754.12	6,754.12
			RC wages for period 18 June 2009 to 1 July 2009	E145007 · Salaries Occ. Superannuation	-607.87	607.87
			RC wages for period 18 June 2009 to 1 July 2009	L2002 · Superannuation Contributions	607.87	-607.87
			RC wages for period 18 June 2009 to 1 July 2009	L2002 · Superannuation Contributions	6,754.12	-6,754.12
			RC wages for period 18 June 2009 to 1 July 2009	E145009 · Salaries WALGS Superannuation	-135.08	135.08

Tamala Park Regional Council

Cheque Detail

July 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
			RC wages for period 18 June 2009 to 1 July 2009 L2002 - Superannuation Contributions		135.08	-135.08
					<u>0.00</u>	<u>0.00</u>
Paycheque	16/07/2009	Rod A Constantine	RC wages for period 2 July 2009 to 15 July 2009 A01101 - Unrestricted Municipal Bank			0.00
			RC wages for period 2 July 2009 to 15 July 2009 E145005 - Salaries - Basic Costs		-6,754.12	6,754.12
			RC wages for period 2 July 2009 to 15 July 2009 E145007 - Salaries Occ. Superannuation		-607.87	607.87
			RC wages for period 2 July 2009 to 15 July 2009 L2002 - Superannuation Contributions		607.87	-607.87
			RC wages for period 2 July 2009 to 15 July 2009 L2002 - Superannuation Contributions		6,754.12	-6,754.12
			RC wages for period 2 July 2009 to 15 July 2009 E145009 - Salaries WALGS Superannuation		-135.08	135.08
			RC wages for period 2 July 2009 to 15 July 2009 L2002 - Superannuation Contributions		135.08	-135.08
					<u>0.00</u>	<u>0.00</u>
Liability Cheque	16/07/2009	WALGSP	Superannuation contribution for period 18 June 2009 A01101 - Unrestricted Municipal Bank			-15,237.44
			Superannuation contribution for period 18 June 2009 L2002 - Superannuation Contributions		-13,508.24	13,508.24
			Superannuation contribution for period 18 June 2009 L2002 - Superannuation Contributions		-270.16	270.16
			Superannuation contribution for period 18 June 2009 L2002 - Superannuation Contributions		-1,459.04	1,459.04
					<u>-15,237.44</u>	<u>15,237.44</u>
Cheque	20/07/2009	Westpac	Audit Fee	A01101 - Unrestricted Municipal Bank		-50.00
			Audit fee	E145053 - Bank Charges	-50.00	50.00
					<u>-50.00</u>	<u>50.00</u>
Bill Pmt -Cheque	23/07/2009	TPG Town Planning & Urban Design	Fee for work carried out on TPRC structure p A01101 - Unrestricted Municipal Bank			-20,989.10
Bill	23/07/2009		TPG Uloth & Associates Component - Fee for wo E145409 - TPG Uloth & Assoc Component		-19,081.00	19,081.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-1,908.10	1,908.10
					<u>-20,989.10</u>	<u>20,989.10</u>

Tamala Park Regional Council

Cheque Detail

July 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
Bill Pmt -Cheque	23/07/2009	City of Stirling	MR1 SCC booking for meeting with Chairmar	A01101 - Unrestricted Municipal Bank		-57.00
Bill	23/07/2009		E145025 · Other Accom & Property Costs - MR	E145025 · Other Accom & Property Costs	-51.82	51.82
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-5.18	5.18
					-57.00	57.00
Paycheque	30/07/2009	Rod A Constantine	Salary RC for period 16/7/09 to 29/7/09	A01101 - Unrestricted Municipal Bank		0.00
			Salary RC for period 16/7/09 to 29/7/09	E145005 · Salaries - Basic Costs	-6,754.12	6,754.12
			Salary RC for period 16/7/09 to 29/7/09	L2002 · Superannuation Contributions	6,754.12	-6,754.12
			Salary RC for period 16/7/09 to 29/7/09	L2002 · Superannuation Contributions	135.08	-135.08
Liability Cheque	30/07/2009		Superannuation for period 16/7/09 to 29/7/09	L2002 · Superannuation Contributions	6,754.12	6,754.12
			Superannuation for period 16/7/09 to 29/7/09	L2002 · Superannuation Contributions	135.08	135.08
			Superannuation for period 16/7/09 to 29/7/09	L2002 · Superannuation Contributions	607.87	748.53
					7,632.15	7,502.65
Paycheque	30/07/2009	Kylie Jeffs	KJ wages for period 16/7/09 to 29/7/09	A01101 - Unrestricted Municipal Bank		-1,249.28
			KJ wages for period 16/7/09 to 29/7/09	E145005 · Salaries - Basic Costs	-1,457.28	1,457.28
			KJ wages for period 16/7/09 to 29/7/09	L2002 · Superannuation Contributions	131.16	-131.16
			KJ wages for period 16/7/09 to 29/7/09	L2001 · PAYG Deductions	208.00	-208.00
Liability Cheque	30/07/2009		Superannuation for period 16/7/09 to 29/7/09	L2002 · Superannuation Contributions	131.16	748.53
					-986.96	1,866.65
Bill Pmt -Cheque	30/07/2009	Amcom	ADSL Direct for period 1/8/09 to 1/9/09	A01101 - Unrestricted Municipal Bank		-79.00
Bill	30/07/2009		E145093 · Internet Provider Costs - ADSL Direc	E145093 · Internet Provider Costs	-71.82	71.82
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-7.18	7.18
					-79.00	79.00

Tamala Park Regional Council

Cheque Detail

July 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
Bill Pmt -Cheque	30/07/2009	Gerard Daniels	Reference 15884 & 15893	A01101 - Unrestricted Municipal Bank		-16,726.27
Bill	30/07/2009		Admin-Operational Consultancies - New CEO p	E145450 - Admin-Operational Consultancies	-205.70	205.70
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-20.57	20.57
Bill	30/07/2009		Admin-Operational Consultancies - Second Fee	E145450 - Admin-Operational Consultancies	-15,000.00	15,000.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-1,500.00	1,500.00
					-16,726.27	16,726.27
Bill Pmt -Cheque	30/07/2009	Kyocera Mita	Colour & Black/White copying charges for Ju	A01101 - Unrestricted Municipal Bank		-127.21
Bill	30/07/2009		E145033 - Photocopying - Colour & Black/White	E145033 - Photocopying	-115.65	115.65
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-11.56	11.56
					-127.21	127.21
Bill Pmt -Cheque	30/07/2009	R A Constantine	Reimbursement for stamps & parking (17/7/0	A01101 - Unrestricted Municipal Bank		-16.00
Bill	30/07/2009		Reimbursement for stamps & parking (17/7/09)	E145037 - Postage, Courier & Freight	-10.00	10.00
			Reimbursement for stamps & parking (17/7/09)	E145109 - Parking Expenses	-4.55	4.55
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-1.45	1.45
					-16.00	16.00
Bill Pmt -Cheque	30/07/2009	TPG Town Planning & Urban Design	Liaison with TPRC, preparation of structure p	A01101 - Unrestricted Municipal Bank		-32,516.00
Bill	30/07/2009		TPG Direct Component: Liaison with TPRC, pre	E145402 - TPG_Variation SP Options	-22,600.00	22,600.00
			TPG Direct Component: Monthly project meetin	E145401 - TPG Direct Component	-6,960.00	6,960.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-2,956.00	2,956.00
					-32,516.00	32,516.00

Tamala Park Regional Council

Cheque Detail

July 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
Bill Pmt -Cheque	30/07/2009	Woodhouse Legal	New CEO employment contract	A01101 - Unrestricted Municipal Bank		-5,651.25
Bill	30/07/2009		E145061 - Legal Expenses - New CEO employr	E145061 - Legal Expenses	-5,137.50	5,137.50
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-513.75	513.75
					-5,651.25	5,651.25
Bill Pmt -Cheque	30/07/2009	City of Stirling	Rent & Electricity charges for MR3 SCC for S	A01101 - Unrestricted Municipal Bank		-415.36
Bill	30/07/2009		E145025 - Other Accom & Property Costs - MR3	E145025 - Other Accom & Property Costs	-273.60	273.60
			E145117 - Electricity - MR3 electricity charges fr	E145117 - Electricity	-104.00	104.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-37.76	37.76
					-415.36	415.36
Bill Pmt -Cheque	30/07/2009	Reckon	QuickBooks Premier 2009/10 Direct Subscrip	A01101 - Unrestricted Municipal Bank		-575.00
Bill	30/07/2009		E145087 - Computer Software Mtce - QuickBoo	E145087 - Computer Software Mtce	-522.73	522.73
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-52.27	52.27
					-575.00	575.00
Paycheque	30/07/2009	Kylie Jeffs	Backpay KJ wages for period 2/7/09 to 15/7/0	A01101 - Unrestricted Municipal Bank		-105.60
			Backpay KJ wages for period 2/7/09 to 15/7/09	E145005 - Salaries - Basic Costs	-105.60	105.60
			Backpay KJ wages for period 2/7/09 to 15/7/09	L2002 - Superannuation Contributions	9.50	-9.50
Liability Cheque	30/07/2009		Superannuation for period 16/7/09 to 29/7/09	L2002 - Superannuation Contributions	9.50	748.53
					-86.60	844.63
Liability Cheque	30/07/2009	WALGSP	Superannuation for period 16/7/09 to 29/7/09	A01101 - Unrestricted Municipal Bank		-7,637.73
Paycheque	30/07/2009		Salary RC for period 16/7/09 to 29/7/09	L2002 - Superannuation Contributions	6,754.12	-607.87
			Salary RC for period 16/7/09 to 29/7/09	E145009 - Salaries WALGS Superannuation	135.08	135.08

Tamala Park Regional Council

Cheque Detail

July 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
			Salary RC for period 16/7/09 to 29/7/09	E145007 · Salaries Occ. Superannuation	607.87	607.87
Paycheque	30/07/2009		KJ wages for period 16/7/09 to 29/7/09	E145007 · Salaries Occ. Superannuation	131.16	131.16
Paycheque	30/07/2009		Backpay KJ wages for period 2/7/09 to 15/7/09	E145007 · Salaries Occ. Superannuation	9.50	9.50
					<hr/>	
					7,637.73	275.74

Tamala Park Regional Council

Cheque Detail

June 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
Total For Month					-	198,947.25
Cheque	02/06/2009	Westpac Bank	Bank Service Fees _ June 2009	A01101 - Unrestricted Municipal Bank		-24.50
			Bank Service Fees _ June 2009	E145053 · Bank Charges	-13.00	13.00
			Bank Service Fees _ June 2009	E145053 · Bank Charges	-6.00	6.00
			Bank Service Fees _ June 2009	E145053 · Bank Charges	-5.50	5.50
TOTAL					-24.50	24.50
Bill Pmt -Cheque	04/06/2009	Syrinx	Invoices 0828-006 & 0828-007	A01101 - Unrestricted Municipal Bank		-18,972.80
Bill	21/05/2009		Consultant commissions for structure planning not covered by the	E145434 · Syrinx Env_Flora Targ Surv West	-5,962.00	5,962.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-596.20	596.20
Bill	21/05/2009		Supporting structure plan and reports required by COW and for lifti	E145433 · Syrinx Env Mgt Rep-SP-992/33	-11,286.00	11,286.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-1,128.60	1,128.60
TOTAL					-18,972.80	18,972.80
Paycheque	04/06/2009	Kylie Jeffs	Wages for KJ for period 21/5/09 to 3/6/09	A01101 - Unrestricted Municipal Bank		-1,169.68
			Wages for KJ for period 21/5/09 to 3/6/09	E145005 · Salaries - Basic Costs	-1,351.68	1,351.68
			Wages for KJ for period 21/5/09 to 3/6/09	E145007 · Salaries Occ. Superannuation	-121.65	121.65
			Wages for KJ for period 21/5/09 to 3/6/09	L2002 · Superannuation Contributions	121.65	-121.65
			Wages for KJ for period 21/5/09 to 3/6/09	L2001 · PAYG Deductions	182.00	-182.00
TOTAL					-1,169.68	1,169.68
Paycheque	04/06/2009	Rod A Constantine	Wages for RC for period 21/5/09 to 3/6/09	A01101 - Unrestricted Municipal Bank		-2,460.01
			Wages for RC for period 21/5/09 to 3/6/09	E145005 · Salaries - Basic Costs	-6,754.12	6,754.12
			Wages for RC for period 21/5/09 to 3/6/09	E145007 · Salaries Occ. Superannuation	-607.87	607.87
			Wages for RC for period 21/5/09 to 3/6/09	L2002 · Superannuation Contributions	607.87	-607.87
			Wages for RC for period 21/5/09 to 3/6/09	L2002 · Superannuation Contributions	3,458.11	-3,458.11
			Wages for RC for period 21/5/09 to 3/6/09	E145009 · Salaries WALGS Superannuation	-135.08	135.08
			Wages for RC for period 21/5/09 to 3/6/09	L2002 · Superannuation Contributions	135.08	-135.08
			Wages for RC for period 21/5/09 to 3/6/09	L2001 · PAYG Deductions	836.00	-836.00
TOTAL					-2,460.01	2,460.01
Liability Cheque	04/06/2009	WALGSP	Superannuation contribution for period 21/5/09 to 3/6/09	A01101 - Unrestricted Municipal Bank		-4,322.71
			Superannuation contribution for period 21/5/09 to 3/6/09	L2002 · Superannuation Contributions	-3,458.11	3,458.11
			Superannuation contribution for period 21/5/09 to 3/6/09	L2002 · Superannuation Contributions	-135.08	135.08

Tamala Park Regional Council
Cheque Detail
June 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
			Superannuation contribution for period 21/5/09 to 3/6/09	L2002 · Superannuation Contributions	-729.52	729.52
TOTAL					-4,322.71	4,322.71
Bill Pmt -Cheque	04/06/2009	WALGA	Advertising of Special Council meeting 14 May 2009	A01101 · Unrestricted Municipal Bank		-489.49
Bill	04/06/2009		E145029 · Advertising Public/Statutory - advertise special Council	E145029 · Advertising Public/Statutory	-444.99	444.99
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-44.50	44.50
TOTAL					-489.49	489.49
Bill Pmt -Cheque	04/06/2009	R A Constantine	Reimbursements to RAC for parking & dodo wireless broadba	A01101 · Unrestricted Municipal Bank		-155.85
Bill	04/06/2009		Parking expenses for meeting with TPG in Perth 26 May 2009	E145109 · Parking Expenses	-5.36	5.36
			Dodo wireless broadband including \$20 prepaid broadband	E145089 · Computer Software Purchase	-136.32	136.32
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-14.17	14.17
TOTAL					-155.85	155.85
Bill Pmt -Cheque	11/06/2009	Gerard Daniels	Professional services recruitment of Chief Executive Officer fc	A01101 · Unrestricted Municipal Bank		-16,500.00
Bill	11/06/2009		Admin-Operational Consultancies - Professional services recruitme	E145450 · Admin-Operational Consultancies	-15,000.00	15,000.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-1,500.00	1,500.00
TOTAL					-16,500.00	16,500.00
Paycheque	18/06/2009	Kylie Jeffs	Wages for KJ for period 4/6/09 to 17/6/09	A01101 · Unrestricted Municipal Bank		-1,169.68
			Wages for KJ for period 4/6/09 to 17/6/09	E145005 · Salaries - Basic Costs	-1,351.68	1,351.68
			Wages for KJ for period 4/6/09 to 17/6/09	E145007 · Salaries Occ. Superannuation	-121.65	121.65
			Wages for KJ for period 4/6/09 to 17/6/09	L2002 · Superannuation Contributions	121.65	-121.65
			Wages for KJ for period 4/6/09 to 17/6/09	L2001 · PAYG Deductions	182.00	-182.00
TOTAL					-1,169.68	1,169.68
Paycheque	18/06/2009	Rod A Constantine	Wages for RC for period 4/6/09 to 17/6/09	A01101 · Unrestricted Municipal Bank		-2,460.01
			Wages for RC for period 4/6/09 to 17/6/09	E145005 · Salaries - Basic Costs	-6,754.12	6,754.12
			Wages for RC for period 4/6/09 to 17/6/09	E145007 · Salaries Occ. Superannuation	-607.87	607.87
			Wages for RC for period 4/6/09 to 17/6/09	L2002 · Superannuation Contributions	607.87	-607.87
			Wages for RC for period 4/6/09 to 17/6/09	L2002 · Superannuation Contributions	3,458.11	-3,458.11
			Wages for RC for period 4/6/09 to 17/6/09	E145009 · Salaries WALGS Superannuation	-135.08	135.08
			Wages for RC for period 4/6/09 to 17/6/09	L2002 · Superannuation Contributions	135.08	-135.08

Tamala Park Regional Council
Cheque Detail
June 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
			Wages for RC for period 4/6/09 to 17/6/09	L2001 · PAYG Deductions	836.00	-836.00
TOTAL					-2,460.01	2,460.01
Liability Cheque	18/06/2009	WALGSP	Superannuation contribution for period 4/6/09 to 17/6/09	A01101 · Unrestricted Municipal Bank		-4,322.71
			Superannuation contribution for period 4/6/09 to 17/6/09	L2002 · Superannuation Contributions	-3,458.11	3,458.11
			Superannuation contribution for period 4/6/09 to 17/6/09	L2002 · Superannuation Contributions	-135.08	135.08
			Superannuation contribution for period 4/6/09 to 17/6/09	L2002 · Superannuation Contributions	-729.52	729.52
TOTAL					-4,322.71	4,322.71
Bill Pmt -Cheque	18/06/2009	Haines Norton	Accounting services for May & June 2009	A01101 · Unrestricted Municipal Bank		-1,320.00
Bill	18/06/2009		E145081 · Professional Retainer - Accounting services for May and June 2009	E145081 · Professional Retainer	-1,200.00	1,200.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-120.00	120.00
TOTAL					-1,320.00	1,320.00
Bill Pmt -Cheque	18/06/2009	Telstra	Usage charges to 27/5/09 & services and equipment rental to 27/5/09	A01101 · Unrestricted Municipal Bank		-121.68
Bill	18/06/2009		E145047 · Office Telephones & Faxes - usage charges to 27/5/09	E145047 · Office Telephones & Faxes	-110.62	110.62
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-11.06	11.06
TOTAL					-121.68	121.68
Bill Pmt -Cheque	18/06/2009	City of Stirling	Hire of MR1 SCC for PCG meeting	A01101 · Unrestricted Municipal Bank		-74.00
Bill	18/06/2009		E145025 · Other Accom & Property Costs - Hire of MR1 SCC for PCG meeting	E145025 · Other Accom & Property Costs	-67.27	67.27
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-6.73	6.73
TOTAL					-74.00	74.00
Bill Pmt -Cheque	18/06/2009	R A Constantine	Reimbursement for wine for gifts to presenters at TPRC meetings	A01101 · Unrestricted Municipal Bank		-47.98
Bill	18/06/2009		Reimbursement for wine for gifts to presenters at TPRC meetings	E145077 · Business Hospitality Expenses	-43.62	43.62
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-4.36	4.36
TOTAL					-47.98	47.98
Bill Pmt -Cheque	18/06/2009	TPG Town Planning & Urban Design	TPG Syrinx/Uloth/Tabec/Creating Communities & TPG Components	A01101 · Unrestricted Municipal Bank		-60,829.91
Bill	18/06/2009		TPG Syrinx component - Stage 3 confirmation of project objectives	E145405 · TPG Syrinx Component	-15,239.40	15,239.40

Tamala Park Regional Council
Cheque Detail
June 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
			TPG Tabec Component - Phase 1 prelimin reporting (input and rep E145408 · TPG Tabec Component		-7,500.00	7,500.00
			TPG Creating Communities Component - Facilities provision strate E145406 · TPG Creating Communit Component		-7,750.52	7,750.52
			TPG Direct Component - Project management (liaison with TPRC, E145401 · TPG Direct Component		-24,810.00	24,810.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-5,529.99	5,529.99
TOTAL					-60,829.91	60,829.91
Bill Pmt -Cheque	18/06/2009	TPG Town Planning & Urban Uloth GST component from invoice 25417		A01101 · Unrestricted Municipal Bank		-1,679.90
Bill	18/06/2009		Uloth GST component from invoice 25417	E145409 · TPG Uloth & Assoc Component	-1,679.90	1,679.90
TOTAL					-1,679.90	1,679.90
Bill Pmt -Cheque	30/06/2009	City of Joondalup - Supplier DistRatesEquiv0809		A01101 · Unrestricted Municipal Bank		-12,208.39
Bill	30/06/2009		DistRatesEquiv0809	L019054 · CJ Dist Rates Equiv 07-09	-12,208.39	12,208.39
TOTAL					-12,208.39	12,208.39
Bill Pmt -Cheque	30/06/2009	City of Perth - Supplier	DistRatesEquiv0809	A01101 · Unrestricted Municipal Bank		-6,104.20
Bill	30/06/2009		DistRatesEquiv0809	L019052 · CP Dist Rates Equiv 07-09	-6,104.20	6,104.20
TOTAL					-6,104.20	6,104.20
Bill Pmt -Cheque	30/06/2009	City of Stirling	DistRatesEquiv0809	A01101 · Unrestricted Municipal Bank		-24,416.79
Bill	30/06/2009		DistRatesEquiv0809	L019057 · CS Dist Rates Equiv 07-09	-24,416.79	24,416.79
TOTAL					-24,416.79	24,416.79
Bill Pmt -Cheque	30/06/2009	City of Wanneroo - Supplier DistRatesEquiv0809		A01101 · Unrestricted Municipal Bank		-12,208.39
Bill	30/06/2009		DistRatesEquiv0809	L019055 · CW Dist Rates Equiv 07-09	-12,208.39	12,208.39
TOTAL					-12,208.39	12,208.39
Bill Pmt -Cheque	30/06/2009	Town of Cambridge - suppli DistRatesEquiv0809		A01101 · Unrestricted Municipal Bank		-6,104.20
Bill	30/06/2009		DistRatesEquiv0809	L019053 · TC Dist Rates Equiv 07-09	-6,104.20	6,104.20
TOTAL					-6,104.20	6,104.20

Tamala Park Regional Council

Cheque Detail

June 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
Bill Pmt -Cheque	30/06/2009	Town of Victoria Park - Supl	DistRatesEquiv0809	A01101 - Unrestricted Municipal Bank		-6,104.20
Bill	30/06/2009		DistRatesEquiv0809	L019051 · TVP Dist Rates Equiv 07-09	-6,104.20	6,104.20
TOTAL					-6,104.20	6,104.20
Bill Pmt -Cheque	30/06/2009	Town of Vincent - supplier	DistRatesEquiv0809	A01101 - Unrestricted Municipal Bank		-6,104.20
Bill	30/06/2009		DistRatesEquiv0809	L019056 · TV Dist Rates Equiv 07-09	-6,104.20	6,104.20
TOTAL					-6,104.20	6,104.20
Bill Pmt -Cheque	30/06/2009	Kyocera Mita	Photocopying - Mono and colour for period May 2009	A01101 - Unrestricted Municipal Bank		-145.09
Bill	30/06/2009		E145033 · Photocopying - Mono and colour for period May 2009	E145033 · Photocopying	-131.90	131.90
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-13.19	13.19
TOTAL					-145.09	145.09
Bill Pmt -Cheque	30/06/2009	Syrinx	3 payments EMP, Priority Flora Survey, Priority Flora & Fauna	A01101 - Unrestricted Municipal Bank		-8,908.63
Bill	30/06/2009		Supporting structure plan and reports required by COW and for lifti	E145433 · Syrinx Env Mgt Rep-SP-992/33	-286.00	286.00
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-28.60	28.60
Bill	30/06/2009		Consultant commissions for structure planning not covered by the	E145434 · Syrinx Env_Flora Targ Surv West	-5,068.25	5,068.25
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-506.83	506.83
Bill	30/06/2009		Syrinx supporting SP & reports required by COW and for lifting urb	E145432 · Syrinx Env- Flora Fauna Study	-2,744.50	2,744.50
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-274.45	274.45
TOTAL					-8,908.63	8,908.63
Bill Pmt -Cheque	30/06/2009	City of Stirling	Rental & Electricity for MR3 SCC for August 2009	A01101 - Unrestricted Municipal Bank		-396.48
Bill	30/06/2009		E145025 · Other Accom & Property Costs - Rental for MR3 SCC for	E145025 · Other Accom & Property Costs	-261.16	261.16
			E145117 · Electricity - MR3 SCC for August 2009	E145117 · Electricity	-99.27	99.27
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 · Tax Payable	-36.05	36.05
TOTAL					-396.48	396.48
Bill Pmt -Cheque	30/06/2009	R A Constantine	Reimbursement for parking, milk, tea bags, sugar & coffee anc	A01101 - Unrestricted Municipal Bank		-125.77
Bill	30/06/2009		COP Parking Expenses for 18 June 2009 (DPI Meeting) & 23 June	E145109 · Parking Expenses	-7.64	7.64
			Milk, Tea bags, sugar and coffee	E145077 · Business Hospitality Expenses	-15.84	15.84
			Sandisk 16GB USB	E145091 · Computer Sundries	-90.86	90.86

Tamala Park Regional Council

Cheque Detail

June 2009

Type	Date	Name	Description	Account	Paid Amount	Original Amount
		Australian Taxation Office	Non-Cap. Acq. - Inc GST	2200 - Tax Payable	-11.43	11.43
TOTAL					-125.77	125.77

SUMMARY REPORT OF ACTIVITY FROM CONSULTANTS

AS AT 7 AUGUST 2009

The following summary provides a description of the works undertaken to date in relation to the Tamala Park Structure Planning Project. The summary addresses the following stages of the project:

- **Stage 5 – Preliminary Client and Stakeholder Consultation**
- **Stage 6 – Develop Preferred Structure Plan Option**
- **Stage 7 – Consideration of Preferred Structure Plan Option**

TPG TOWN PLANNING AND URBAN DESIGN (PLANNING / URBAN DESIGN)

- Stages 1 to 4 of the project have been completed.
- Attendance at meeting with TABEC with TPRC CEO to discuss civil design work undertaken for the project on 17 June 2009.
- Attendance at Tamala Park Regional Council (TPRC) meeting associated with consideration of the draft Local Structure Plan on 18 June 2009.
- Attendance at meeting with senior Department of Planning staff with TPRC Chairman and CEO to explain and seek support for the initiatives in the draft LSP on 18 June 2009.
- Presentation of draft LSP to key City of Wanneroo staff to explain proposal and initiatives on 23 July 2009. Meeting also attended by TPRC CEO.
- Attendance at meeting with TPRC Chairman and CEO with representatives of Uloth and Associates and TABEC on 29 July 2009 in order to prepare for meeting with Main Roads WA on 31 July 2009 to present transport planning initiatives and to seek support.
- Attendance at meeting with Main Roads WA representatives with TPRC Chairman and representatives of Uloth and Associates and TABEC on 31 July 2009 to discuss various transport related issues and to seek support for initiatives contained in draft LSP.
- Attendance at meeting with Syrinx with TPRC CEO on 4 August 2009 to provide comments on draft Environmental Management Plan.
- Preparation for and attendance at Project Control Group (PCG) meetings on 7 July 2009 and 4 August 2009.

- Refinement of draft LSP report, including statutory and explanatory sections for subsequent TPRC endorsement.
- Receipt and review of final traffic report from Uloth and Associates.
- Liaison with TPRC and subconsultant team members as required with respect to project requirements, previously provided reports and the preparation of relevant documentation.

SYRINX ENVIRONMENTAL (ENVIRONMENT / SUSTAINABILITY)

- Undertaking of review of draft LSP and consideration of enhanced landscaping initiatives for inclusion in the draft LSP to better guide the future form of the public realm. Provision of relevant comments and information to TPG for consideration in finalising the draft LSP for consideration and endorsement by the TPRC on the 13 August 2009.
- Attendance at meeting with TPRC CEO and TPG on 4 August 2009 to receive comments on draft Environmental Management Plan.
- Review of draft EMP for LSP area.

CREATING COMMUNITIES (PUBLIC CONSULTATION / COMMUNITY NEEDS ASSESSMENT)

- Ongoing revision of public consultation process and program in consultation with TPG in order to maintain project timeframe.
- Provision of comments to TPG as required on the draft Community Development and Facilities Plans.

TABEC (CIVIL ENGINEERING AND SERVICING)

- Attendance at meeting with TPRC CEO and TPG to discuss civil design work undertaken for the project on 17 June 2009.
- Attendance at meeting with TPRC Chairman and CEO with representatives of Uloth and Associates and TPG on 29 July 2009 in order to prepare for meeting with Main Roads WA on 31 July 2009 to present transport planning initiatives and to seek support.
- Attendance at meeting with Main Roads WA representatives with TPRC Chairman and representatives of Uloth and Associates and TPG on 31 July 2009 to discuss various transport related issues and to seek support for initiatives contained in draft LSP.
- Ongoing provision of information relating to preliminary civil designs for the preferred and alternative LSP layouts to identify the degree of cut and fill or alternative development

options that could be applied to minimise terrain interference and to achieve desirable grades in relation to the future Green Link.

ULOTH AND ASSOCIATES (TRAFFIC)

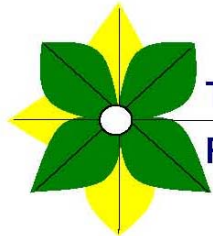
- Attendance at meeting with TPRC Chairman and CEO with representatives of TABEC and TPG on 29 July 2009 in order to prepare for meeting with Main Roads WA on 31 July 2009 to present transport planning initiatives and to seek support.
- Attendance at meeting with Main Roads WA representatives with TPRC Chairman and representatives of TABEC and TPG on 31 July 2009 to discuss various transport related issues and to seek support for initiatives contained in draft LSP.
- Ongoing liaison with Transperth/PTA regarding bus/train interchange and potential for dedicated public transport routes through the development area.
- Finalisation of traffic modelling studies and draft transport report to support LSP and provision of report to TPRC and TPG for comment.

PRACSYS ECONOMIC CONSULTANTS (COMMERCIAL/RETAIL/EMPLOYMENT)

- Ongoing liaison with TPG with respect to required inputs into the draft LSP, in particular the economic and employment strategy required by the City of Wanneroo.

DOUGLAS PARTNERS (GEOTECHNICAL)

- Detailed geotechnical report, setting out the data recovered during investigations and providing conclusions and recommendations completed and provided.



TAMALA PARK
REGIONAL COUNCIL

Delegation Register
200~~8~~9/0910

August ~~2008~~2009

First adopted: August 2006
First review: August 2007
Date for review: August ~~2008~~2010



Explanatory Notes

1. General

The Local Government Act of 1995 provides that powers and duties generally vest with the 'local government' as a corporate entity.

The elected Council exercises the powers and discharges the duties of the local government through resolutions.

There are some specific powers or duties conferred by the Act upon the Chairman, and the Chief Executive Officer (CEO).

Delegations of authority to exercise the statutory powers of Council may be made to:

- Committees (as detailed in sections 5.16 and 5.17 of the Act), or
- The Chief Executive Officer (as detailed in sections 5.42 and 5.43).

The Act also allows the Chief Executive Officer to further delegate the authority to another employee. This cannot, however, be further sub-delegated.

2. Role of the Council

Section 2.7 of the Act sets out the role of the Council:-

2.7 (1) The Council -

- (a) Directs and controls the local government's affairs; and
- (b) Is responsible for the performance of the local government's functions.

(2) Without limiting subsection (1), the Council is to -

- (a) Oversee the allocation of the local government's finances and resources;
and
- (b) Determine the local government's policies.

3. Role of the Chairman, Deputy Chairman and Councillors

Sections 2.8, 2.9 and 2.10 set out the roles of Chairman, Deputy Chairman and Councillors:

The role of the Chairman

2.8 (1) the Chairman

- (a) Presides at (Council) meetings in accordance with this Act;
- (b) Provides leadership and guidance to the community in the district;
- (c) Carries out civic and ceremonial duties on behalf of the local government;
- (d) Speaks on behalf of the local government;
- (e) Performs such other functions as are given to the Chairman by this Act or any other written law; and
- (f) Liaises with the CEO on the local government's affairs and the performance of its functions.

(2) Section 2.10 applies to a councillor who is also the Chairman and extends to a Chairman who is not a councillor.

The role of the Deputy Chairman

2.9 The Deputy Chairman performs the functions of the Chairman when authorised to do so under section 5.34 (i.e. where the office of Chairman is vacant, or when the Chairman is unwilling, unavailable or unable to perform his or her functions).

The role of Councillors

2.10 A Councillor -

- (a) Represents the interests of electors, ratepayers and residents of the district;
- (b) Provides leadership and guidance to the community in the district;
- (c) Facilitates communication between the community and the council;
- (d) Participates in the local government's decision-making processes at council and committee meetings; and
- (e) Performs such other functions as are given to a councillor by this Act or any other written law.

4. Function of the CEO

5.41 The CEO's functions are to -

- (a) Advise the Council in relation to the functions of a local government under this Act and other written laws;
- (b) Ensure that advice and information is available to the council so that informed decisions can be made;

- (c) Cause Council decisions to be implemented;
- (d) Manage the day-to-day operations of the local government;
- (e) Liaise with the Chairman on the local government's affairs and the performance of the local government's functions;
- (f) Speak on behalf of the local government if the Chairman agrees;
- (g) Be responsible for the employment, management supervision, direction and dismissal of other employees (subject to section 5.37 (2) in relation to senior employees);
- (h) Ensure that records and documents of the local government are properly kept for the purposes of this Act and any other written law; and
- (i) Perform any other function specified or delegated by the local government or imposed under this Act or any other written law as a function to be performed by the CEO.

5. Delegations of Some Powers and Duties to CEO

Pursuant to Sections 5.42, 5.43, 5.44, 5.45, and 5.46 of the Local Government Act 1995, a Council may delegate authority to the Chief Executive Officer some of its functions. These sections are set out below:

Delegation of some powers and duties to CEO

5.42. (1) A local government may delegate* to the CEO the exercise of any of its powers or the discharge of any of its duties under this Act other than those referred to in section 5.43.

**Absolute majority required.*

(2) A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.

Limits on delegations to CEO's

5.43. A local government cannot delegate to a CEO any of the following powers or duties -

- (a) Any power or duty that requires a decision of an absolute majority or a 75% majority of the local government;
- (b) Accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph;
- (c) Appointing an auditor;
- (d) Acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government for the purpose of this paragraph;
- (e) Any of the local government's powers under section 5.98, 5.99 or 5.100; (these

relate to: fees, expenses and allowances for Councillors)

- (f) Borrowing money on behalf of the local government:
- (g) Hearing or determining an objection of a kind referred to in section 9.5;
- (h) Any power or duty that requires the approval of the Minister or the Governor; or
- (i) Such other powers or duties as may be prescribed.

CEO may delegate powers and duties to other employees

- 5.44. (1) A CEO may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's duties under this Act other than this power of delegation.
- (2) A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.
- (3) This section extends to a power or duty the exercise or discharge of which has been delegated by a local government to the CEO under section 5.42, but in the case of such a power or duty –
- (a) The CEO's power under this section to delegate the exercise of that power or the discharge of that duty; and
 - (b) The exercise of that power or the discharge of that duty by the CEO-s delegate,
- Are subject to any conditions imposed by the local government on its delegation to the CEO.
- (4) Subsection (3)(b) does not limit the CEO's power to impose conditions or further conditions on a delegation under this section.
- (5) In subsection (3) and (4):
- 'Conditions' includes qualifications, limitations or exceptions.'

Other matters relevant to delegations under this Division

- 5.45. (1) Without limiting the application of sections 58 and 59 of the Interpretation Act 1984-
- (a) A delegation made under this Division has effect for the period of time specified in the delegation or where no period has been specified, indefinitely; and
 - (b) Any decision to amend or revoke a delegation by a local government under this Division is to be by an absolute majority.
- (2) Nothing in this Division is to be read as preventing -

- (a) A local government from performing any of its functions by acting through a person other than the CEO; or
- (b) A CEO from performing any of his or her functions by acting through another person.

Register of, and records relevant to, delegations to CEO's and employees

- 5.46. (1) The CEO is to keep a register of the delegations made under this Division to the CEO and to employees.
- (2) At least once every financial year, delegations made under this Division are to be reviewed by the delegator.
 - (3) A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."

With reference to section 5.46 (3), Regulation 19 from the Local Government (Admin.), Regulations 1996 states the following

'Records to be kept by delegates -s.5.46(3)

19. Where a power or duty has been delegated under the Act to the CEO or to any other local government employee, the person to whom the power or duty has been delegated is to keep a written record of -
- (a) How the person exercised the power or discharged the duty;
 - (b) When the person exercised the power or discharged the duty; and
 - (c) The persons or classes of persons, other than council or committee members or employees of the local government, directly affected by the exercise of the power or the discharge of the duty.'

The practical workings needs to be developed over time and for the time being the pragmatic approach that the CEO will need to employ is to take advice from a Committee where previously authority to make decisions was taken by a Committee of staff members.

Also, in respect of the supervision and audit activity, it will probably be the case, to ensure effectively distributed administration, that the CEO, at the time of making a delegation of a power also make a further delegation to the Divisional Supervisor to supervise the exercise and performance measures associated with the delegated power.

Section 9.38 of the Local Government Act:

"Evidence that a document has been given or written by or on behalf of the local government may be given by tendering what purports to be the document and purports to be signed by the Chairman or president, the CEO, or any other person authorised to sign it, without proof of the signature or proof that the person signing was a person who could sign then document."

6. Numerical Listing of Delegations

NUMBER	DELEGATION	CONDITION	CEO DELEGATION
CHIEF EXECUTIVE OFFICER			
1	Press Statements: Authority to issue statements to the News Media on behalf of Council. subject to the prior approval of the Chairman.	<u>Subject to the prior approval of the Chairman.</u>	
2	Press Statements on Policy: Authority to issue statements of Policy to the News Media on behalf of the Council subject to the prior approval of the Chairman.	<u>Subject to the prior approval of the Chairman</u>	
3	Contract Signing: Authority to sign formal contracts with the co-signature of the Chairman - upon affixation of the Common Seal to the contract documents (after authority for sealing by the corporate entity (Council).)	<u>After authority for sealing by the Council.</u>	
4	Voluntary Emergency Service: Authority to deploy Council equipment and manpower in an emergency.		
5	Leave: Authority to grant the following leaves subject to Chairman's approval: 1. Leave without pay 2. Study Leave	<u>Subject to policy provisions or if no policy with Chairman's approval.</u>	
6	Higher Duties: Authority to approve all higher duties for salaried staff.		
7	Vacant Positions subject to the Council giving prior approval to the staff establishment: 1. Authority to appoint all staff with the exception of <u>designated officers</u> Directors; 2. Authority to advertise vacancies internally only (in certain circumstances)	<u>Subject to staff establishment and budget provision.</u>	
8	Authority to appoint consultants for the provision of urban design, economic and statutory planning services in keeping with the objectives of the Council: a) subject to a brief for the consultancy having received the prior approval of the Council b) subject to there being a budget allocation for the consultancy	<u>a) Subject to a brief for the consultancy having received the prior approval of the Council if the value exceeds \$50,000.</u> <u>b) Subject to there being a budget allocation for the</u>	

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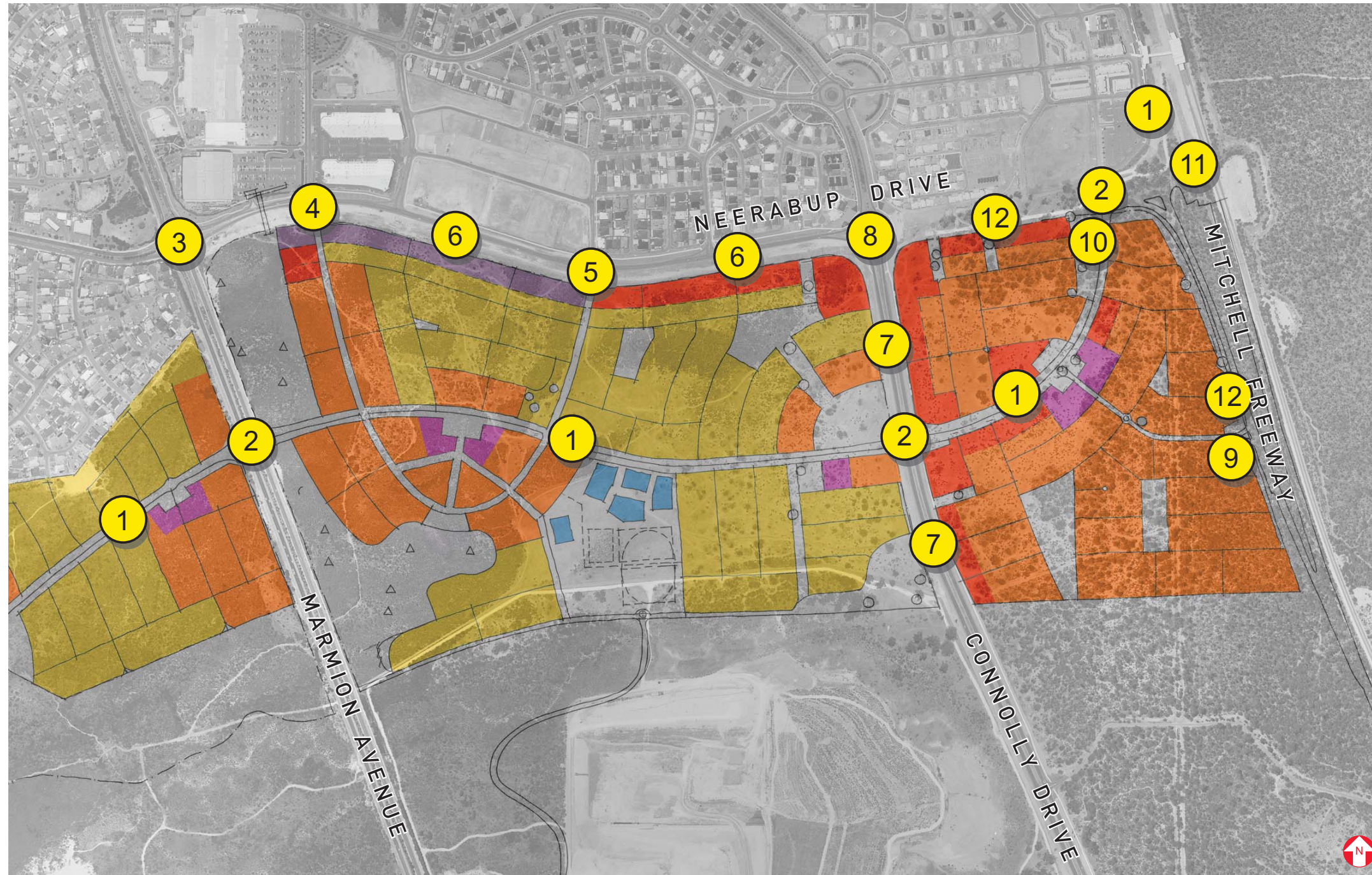
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		<u>consultancy</u>	
9	Authority to place and/or approve purchase orders <ul style="list-style-type: none"> • With formally contracted suppliers in accordance with the Purchasing Policy & Local Government Act to place and/or approve purchase orders and contracts. • Non-contracted and non-accredited suppliers in accordance with the Purchasing Policy <u>and Local Government Act.</u> 	<u>Subject to budget provision or budget allowance policy.</u>	<u>Executive Assistant</u>
10	Civic and Ceremonial Functions Authority to authorise reciprocal civic and ceremonial functions subject to the prior approval of Chairman.		
11-10	Statutory Nominations: Chief Executive Officer and Chairman authorised to complete Ballot Paper		
12-11	Payments: Power to make payments and transfers from Tamala Park Regional Council funds including Municipal & Trust funds	<u>For purposes authorised by the Local Government Act.</u>	<u>Executive Assistant in conjunction with CEO</u>
13-12	Authorising the submission of subdivision and development applications to the Western Australian Planning Commission on land owned by or under the care and control of the TPRC or where TPRC acts in pursuit of the objectives set out in the Establishment Agreement, subject to prior Council decision.	<u>Subject to prior Council decision or policy.</u>	
14-13	Contracts – <ul style="list-style-type: none"> • Authority to sign contracts for maintenance support of computer and telecommunication hardware and software <u>and general office equipment;</u> • Sign and authorise variations to existing contracts for hardware and software; • Sign contracts for performance of IT contractor; • Signify acceptance of IT contracts works as 'completed to TPRC satisfaction'. 		
15-14	Authority to make minor amendments to the Policy Manual due to changes in names or titles.		<u>Executive Assistant</u>
16-15	Advertise Invitations to Tender: responsibility for the placement of		<u>Subject to Council or</u>

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	advertisements		<u>CEO approval.</u>
17-16	Authority to make the decision to invite period supply tenders and tenders for the disposal of surplus Council property (except land) only.		
18-17	Procurement of goods and services & disposal of Council property and associated advertisements in accordance with the TPRC Procurement Policy and Local Government Act.		
19-18	Authority to approve applications for the waiver/reduction of facility hire charges (below \$500) for Council owned and managed facilities.		
20-19	Authority to sign grant applications, acquittals and audited statements related to these grants.		<u>Following Council CEO approval.</u>
21-20	Authority to issue a final demand under the fines enforcement act.		
22-21	Authority to approve applications to place advertising signs from any organisation — temporary signage.		
23-22	Attendance at Conference: Authority to approve where budget allocation has been made, subject to the conference being within WA.		
23	<u>Certifying documents (section 9.31 Local Government Act).</u>		

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





















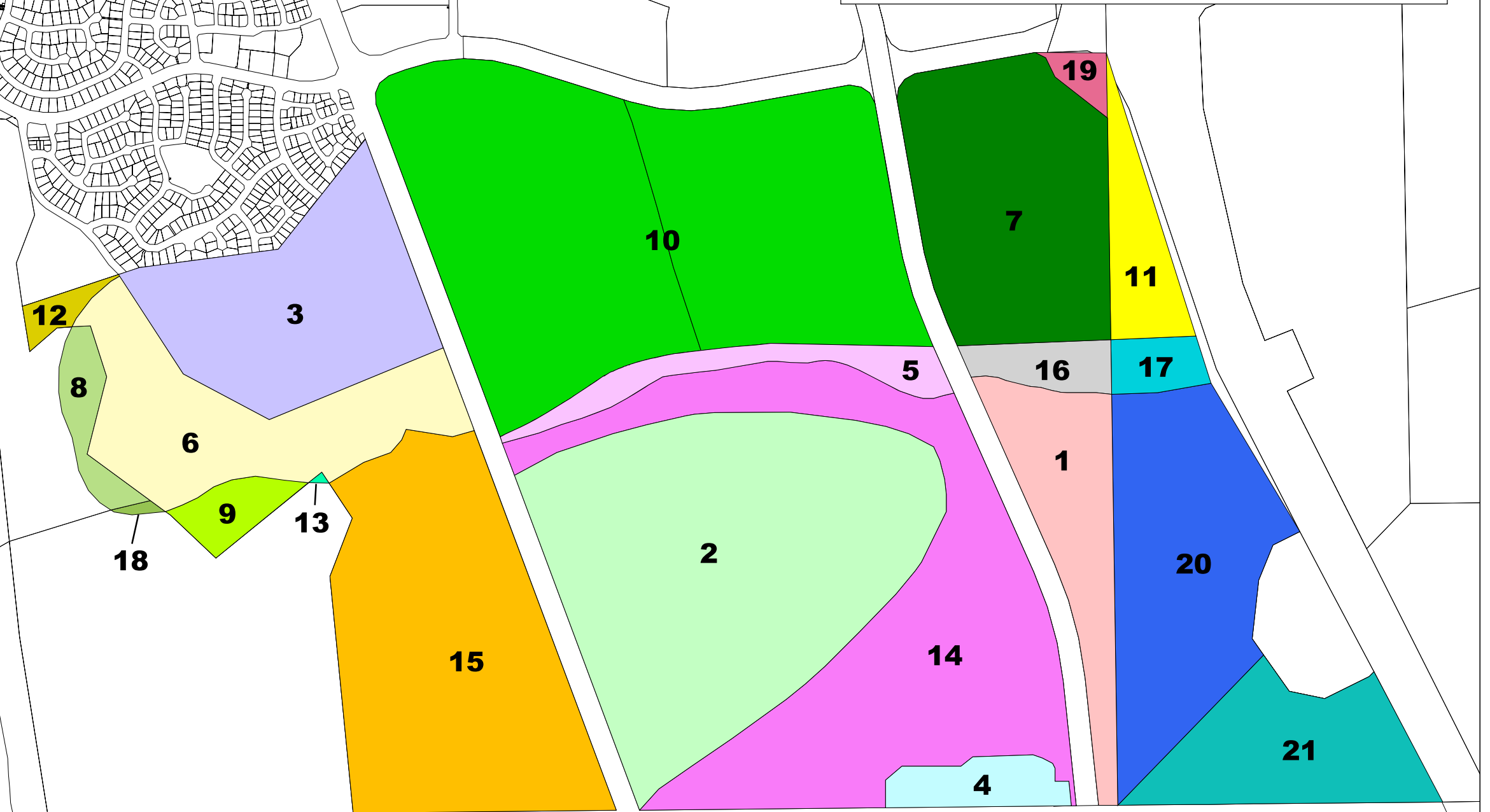
- 1 A Greenlink consisting of a traffic-calmed road alongside a linear park is to be provided for neighbourhood integration and to facilitate eco-transit, cycling, walking and disabled access. People and public transport friendly design and services required.
- 2 The Greenlink needs to cross major roads at central points in the precincts to improve legibility and accessibility for eco-transit, cycling, walking and disabled access. A direct link at Neerabup Road is critical to the success of the transit oriented development precinct.
- 3 The Neerabup Road/ Marmion intersection is currently failing at peak due to lack of Freeway access for traffic to north. The issue may need to be resolved predevelopment to avoid additional congestion.
- 4 Direct vehicle, cycling, walking and disabled access to Ocean Keys is required. An overpass may be a suitable treatment due to level changes.
- 5 Direct vehicle, eco-transit, cycling, walking and disabled access to Clarkson is desirable to strengthen both communities.
- 6 Traffic speed and volume controlled development of Neerabup Road is vital to the creation of a cycling, walking and disabled access friendly activity corridor. There may be potential to use part of the road reserve as a parking to support business and employment.
- 7 Traffic speed and volume controlled development of Connolly Drive is vital to the creation of a cycling, walking and disabled access friendly activity corridor. There is significant potential to use part of the road reserve as a parking to support business and employment.
- 8 The large roundabout at the intersection of Connolly Drive and Neerabup Road is incompatible with transit oriented development mixed-use zone. Design needs to be reconsidered to provide safer cycling, walking and disabled access
- 9 Local road access from the off ramp (similar to Hutton Street off ramp in Osborne Park) is needed to provide direct vehicle access to the eastern precinct. Without this the development of a transit orientated development mixed-use employment precinct will be hampered.
- 10 Access off Neerabup Road is needed to provide direct vehicle access. Without these the development of a transit oriented development precinct will be hampered.
- 11 Bus access to Clarkson Station could be improved with a Murdoch or Stirling style bus interchange avoiding the need for bus services to loop through Clarkson to access the station. This initiative would reinforce the establishment of the transit oriented development precinct.
- 12 Management of vehicle noise from Mitchell Freeway and Neerabup Road will be required but unsightly barricades need to be avoided.

Area Calculations *

Prepared by City of Wanneroo
Cartographic Services
29th November 2000

LEGEND

	Area 1 = 18.5294 ha
	Area 2 = 76.4623 ha
	Area 3 = 32.4198 ha
	Area 4 = 5.8356 ha
	Area 5 = 8.1858 ha
	Area 6 = 27.9208 ha
	Area 7 = 37.4754 ha
	Area 8 = 4.4760 ha
	Area 9 = 4.0225 ha
	Area 10 = 97.6031 ha
	Area 11 = 8.9317 ha
	Area 12 = 1.8221 ha
	Area 13 = 823m ²
	Area 14 = 61.5333 ha
	Area 15 = 55.3921 ha
	Area 16 = 4.6896 ha
	Area 17 = 3.5997 ha
	Area 18 = 3082m ²
	Area 19 = 1.8155 ha
	Area 20 = 36.3650 ha
	Area 21 = 20.6677 ha



* Areas are Approximate only and are Subject to Survey.

Enquiries to: Lewis Bond
Strategy (9461 3108)
Email: lewis.bond@cityofperth.wa.gov.au
Our Ref: P1021307 Your Ref: 18.121.624.9/823

29 July 2009

Mr R A Constantine
Chief Executive Officer
Tamala Park Regional Council
Room 3 - Scarborough Civic Centre
173 Gildercliffe Street
Scarborough WA 6019

Dear Mr Constantine

TAMALA PARK LOCAL STRUCTURE PLAN

In reply to your letter 29 June 2009 seeking comments from the technical officers of the City for the Draft Tamala Park Local Structure Plan, we advise the following.

A review of the electronic copies of the Structure Plan comprising:

- Statutory Section
- Explanatory Section
- Appendices

was undertaken by the technical officers and their major concerns relate to the items referred to below.

1. Access

Safety refuges for pedestrians or cyclists crossing the major busy roads must be a prime consideration as part of road design, in the development stage of the draft Tamala Park Local Structure Plan.

Whilst the "Greenlink" provides a major connector link between Neerabup Road and Longbeach Promenade for vehicles, cyclists and pedestrians, there is some concern for the safety of users (particularly cyclists and pedestrians) of the "Greenlink" where it crosses the major roads of Marmion Avenue and Connolly Drive.

Upon completion of the total development of Lot 9504 there will be an additional 2,627 families in the area, with a strong need to access either the beach (west), the Neerabup National Park (east), or other commercial or community facilities (north).

2. Freeway Access

The freeway access proposal to the subdivision off the Mitchell Freeway could have a negative impact on the immediate residential development adjoining the off ramp road which connects to the “Greenlink”. This link could also become a “rat” run and provide a very busy thoroughfare through the proposed residential development that is to be established.

It is suggested that comparison of other off ramps to the north and south of Neerabup Road be investigated to determine their usage, and the volume of traffic using them during various times of the day, to establish whether there is any necessity for this off ramp through Precinct 4.

3. Financial Assessment

Detailed market assessment and financial modelling should be carried out to demonstrate the viability of the proposed development prior to finalisation of the structure plan. This should take into consideration the community infrastructure and facilities, as well as sustainability measures proposed for the development. This information should be used in the marketing of the development to assist in uptake by future developers.

4. Land Use Permissibilities

The City questions why residential uses are discretionary in the Residential Zone, as this will result in the need for planning approval for residential uses, which may act as a disincentive to invest in the development.

Land use permissibilities within the centres should be reviewed in light of the role of each of the centres within the development. Several of the proposed permitted and discretionary land uses (e.g. cinema, drive through food outlet, auction room, funeral parlour, hospital etc) are considered inappropriate within the local and neighbourhood centres.

The appropriateness of allowing residential land uses within the ground floorspaces of the centres is questioned. Ground floorspaces should be protected for commercial uses to service the local community and provide local employment. There may be pressure for residential uses to accommodate the ground floorspaces within the short term, as these, unlike commercial uses (which may not be viable for some time until the residential population grows), will provide an immediate return.

5. Community Facilities & Affordable Housing

Further guidance should be provided with respect to community facility and affordable housing needs to ensure delivery of these.

6. Sustainability of Built Form

Further details should be provided with respect to the proposed green star ratings and whole of life cost and energy assessments of the development. Whilst sustainable built form outcomes are supported, this may, depending on the proposed rating, have a significant impact on the initial cost of the development and deliverability. It is questioned why reference is being made to the Green Building Council's green star rating program. It is understood that this program does not include a green star rating tool for single residential development.

7. Design Guidelines

Design guidelines will need to be prepared for the development prior to subdivision to provide additional guidance and ensure delivery of various objectives of the structure plan.

8. Surrounding Future Development

Further details should be provided with respect to the proposed development plans for the Mindarie Regional Council site to the south and a major recreational and tourist focus on the coast. This has potential to add value to the development.

It would be appreciated if additional consideration could be given to these aspects of the draft Tamala Park Structure Plan and advice of the outcome provided to the City.

Yours sincerely

PETER MONKS
ACTING CHIEF EXECUTIVE OFFICER

Attachment:
Copy of detailed Officer comments relating to the Tamala Park Structure Plan

CITY OF PERTH OFFICER COMMENTS
TAMALA PARK LOCAL STRUCTURE PLAN
PART ONE – TAMALA PARK STATUTORY PLANNING FRAMEWORK

EXECUTIVE SUMMARY

Page 6 – Paragraph 5

- Refers to Indicative Development Plan however no reference is provided as to where this is located.

2.0 – STATUTORY PRINCIPLES, OBJECTIVES AND STRATEGIES

- Structure plan should clearly identify the tools for implementation of the various strategies – i.e. structure plan, design guidelines, subdivision, contracts of sale etc.

Page 10 – Paragraph 1

- Refers to the TPRC strategies being amended or updated from time to time. As these form part of the statutory part of the structure plan, any amendments to the strategies will require formal amendments to the structure plan.

2.1 – Principle 1 – Lifestyle and Housing Choice

2.1.1 – Objectives

- Objective (b) should be reworded to refer to the promotion of a range of housing types, including affordable housing.

2.1.2 – Strategies

- Refer to 'lifecycle housing', 'intergenerational housing' and 'housing affordability'. These terms should be defined.
- Strategy (e) refers to encouraging universal adaptability in the design and construction of new dwellings. Suggest that further guidance be provided in this regard via design guidelines (the City of Wanneroo may already provide these).
- Strategy (g) refers to the integration of development on the MRC site and the development of a major recreational and tourist focus on the coast. Question what form this will take and where this will be located.
- Objective (f) refers to evaluating and incorporating 'as appropriate' alternative methods of land ownership and housing funding so as to further improve overall housing affordability. Greater commitment should be given to the provision of affordable housing. Suggest that affordable housing target be incorporated into the structure plan and that implementation mechanisms be clearly identified.

2.2. – Principle 2 – Effective Use of Land and Infrastructure

2.2.1 – Objectives

- Objective (a) needs to be reworded as it is unclear and repetitious.

2.2.2 – Strategies

- Strategy (d) refers to the development of an overpass or underpass connection at Neerabup Road. This is not ideal from a safety perspective.
- Strategy (e) refers to investigation of alternative building forms for community and cultural facilities that provide greater flexibility and adaptability to changing community needs. Suggest that further guidance be provided in this regard via design guidelines (the City of Wanneroo may already provide these).

2.3 – Principle 3 – Long Term Health of the Environment

2.3.1 – Objectives

- Consider objectives (b), (d), (f) and (g) to be strategies rather than objectives.

2.3.2 – Strategies

- Strategy (a) refers to enhancement of landform. Suggest that this be added as an objective.
- Strategy (c) refers to implementation of best practice water sensitive design. Suggest that further guidance be provided in this regard via design guidelines (the City of Wanneroo may already provide these).
- Strategy (c) also refers to application of Xeriscape landscape principles. Question what these are.
- Strategy (e) refers to application of active and passive solar design in all construction. Suggest that further guidance be provided in this regard via design guidelines (the City of Wanneroo may already provide these).
- Strategy (h) should be reworded as it is unclear and repetitious.
- Strategy (i) refers to provision of incentives through the structure plan process for the provision of alternative transport options. Question how the structure planning process can provide such incentives.
- Strategy (j) refers to green star ratings and a whole of life cost and energy assessments for all design and built form. Suggest that additional guidance be provided in this regard and that green star rating requirements be specified. Implementation mechanisms should also be clearly identified.

2.4 – Principle 4 – Long Term Health of the Environment

Title of principle needs to be modified.

2.4.2 – Strategies

- Strategy (b) refers to providing community meeting places within each neighbourhood. Question what the definition of a neighbourhood is. Suggest that further guidance be provided in terms of the requirements in this regard in accordance with the Community Facilities Plan.

Question what the intended timing is for the delivery of community facilities. Ideally, these facilities should be provided early on in the development.

- Strategy (h) refers to providing opportunities for alternative models of care for children, the disabled and the aged through the structure planning process. Question how the structure planning process can provide such opportunities.
- Explanatory report refers to a lack of district level community facilities. Whilst it is acknowledged that it should not be the sole responsibility of the Tamala Park development to cater for these, some contribution should be made toward these given the benefits that they would provide to the Tamala Park community. This requires discussion with the City of Wanneroo.

2.5 – Principle 5 – Long Term Economic Health

2.5.1 – Objectives

- Objective should be added with respect to providing access via a range of transport nodes to surrounding local employment nodes.

2.5.2 – Strategies

- Suggest that strategies be added as follows:
 - Provide well located land for employment opportunities in accordance with the structure plan.
 - Ensure development is well designed to meet the functional needs of business.

2.6 – Principle 6 – People and Government

2.6.1 – Objectives

- Objective (a) is vague. Do not support broad scale community involvement in lower levels of decision making. This is an issue for consideration by the City of Wanneroo and is not a structure plan issue.
- Intent of Objective (b) is unclear.

2.6.2 – Strategies

- Strategy (b) should not be included in structure plan.

3.0 – STRUCTURE PLAN

3.3 – Strategies and Plans

- This section should clearly identify what plans, strategies and studies have been undertaken and which are still to be prepared.
- Question need for Public Open Space (POS) strategy which fits into broader POS strategy for City of Wanneroo.

5.0 – DETAILED AREA PLAN CRITERIA

5.2.3 – Built Environment

- Provision (e) refers to acoustic measures being incorporated into mixed use developments. Suggest that additional guidance be provided in this regard via design guidelines (City of Wanneroo may already provide these).

6.0 – PRECINCT PLANNING PROVISIONS

6.1 – Precinct 1 – Western Precinct

6.1.2 – Land Use Permissibility

- Question why residential uses are discretionary in the Residential zone. This will result in the need for planning approval for residential uses which seems unnecessary.

6.1.3 – Detailed Area Plan Criteria

- Provision (h) refers to need for retail modeling for each detailed area plan. Question need for this given that retail modeling has already been undertaken for the structure plan area and that it is not intended that retail floorspace be evenly distributed across the precincts.

6.2 – Precinct 2 – Central Western Precinct

6.2.2 – Land Use Permissibility

Residential Zone

- Question why residential uses are discretionary uses in the Residential zone. This will result in the need for planning approval for residential uses which seems unnecessary.

Centre Zone

- The role of the centre should be clearly outlined in accordance with the explanatory report. Land use permissibility should be reviewed in light of the role of the centre. In this case, the centre is intended to be a Local Centre with a maximum shop/retail floorspace of 400m². Several of the proposed permitted and discretionary land uses are considered inappropriate for a local centre – e.g. cinema, drive through food outlet, auction room, funeral parlour, hospital, reception centre, tavern etc.
- Question appropriateness of allowing residential uses on ground floorspaces of centre. Ground floorspaces should be protected for commercial uses to service local community and provide local employment. There may be pressure for residential uses within ground floorspaces within the short term, as these, unlike commercial uses (which may not be viable for some time until the residential population grows), will provide an immediate return.
-

6.3 – Precinct 3 – Central Eastern Precinct

6.3.2 – Land Use Permissibility

Residential Zone

- Question why residential uses are discretionary in the Residential zone. This will result in the need for planning approval for residential uses which seems unnecessary

6.4 – Precinct 4 – Eastern Precinct

6.4.2 – Land Use Permissibility

Residential Zone

- Question why residential uses are discretionary in the Residential zone. This will result in the need for planning approval for residential uses which seems unnecessary

Centre Zone

- The role of the centre should be clearly outlined in accordance with explanatory report. Land use permissibility should be reviewed in light of the role of the centre. In this case, the centre is intended to be a neighbourhood centre with a maximum shop/retail floorspace of 3,300m². Several of the proposed permitted and discretionary land uses are considered inappropriate for a neighbourhood centre – e.g. cinema, drive through food outlet, auction room, funeral parlour, hospital, reception centre, etc.
- Question appropriateness of allowing residential uses on ground floorspaces of centre. Ground floorspaces should be protected for commercial uses to service the local community and provide local employment. There may be pressure for residential uses within ground floorspaces within the short term, as these, unlike commercial uses (which may not be viable for some time until residential population grows), will provide an immediate return.

6.4.3 – Detailed Area Plan Criteria

- Provision (g) refers to the education precinct however this is not within Precinct 4.
- Provision (h) (iii) refers to the provision of active ground floor uses. Further guidance should be provided as to where such uses should be provided.

Table 1 – Plan and Strategy Provision

- Question need for POS strategy.

Table 2 – Retail Floor Space Provision

- Reference to Precinct 3 should be replaced with reference to Precinct 4.

SUBJECT TAMALA PARK LOCAL STRUCTURE PLAN

Report Information

Location: Lot 9504 Marmion Avenue and Connolly Drive Tamala Park, Lot 807
Neerabup Road and Mitchell Freeway, Tamala Park
Reserve 27575 / 332199

Applicant: Tamala Park Regional Council

Application No: Not Applicable

Reporting Officer: Director Planning and Development

Business Unit: Planning and Development Administration

Ward: Not Applicable

Recommendation

- 1. That the City of Stirling give ‘in-principle’ SUPPORT to the Tamala Park Regional Council for the Tamala Park Local Structure Plan.**
- 2. The Tamala Park Regional Council be advised of the City of Stirling’s comments on the Tamala Park Local Structure Plan, as outlined in the Director Planning and Development’s Report, and be requested to give consideration to them prior to adoption of the Structure Plan.**

Report Purpose

To provide feedback to the Tamala Park Regional Council (TPRC) on the Tamala Park Local Structure Plan (LSP).

Relevant Documents

Attachments: Draft Local Structure Plan Map
Statutory Section (35 pages) and Explanatory Section (211 pages) circulated
separately to Councillors

Available for viewing at the meeting: Appendices (519 pages)

Background

The Tamala Park Regional Council has commissioned a consultancy team lead by TPG to prepare a Local Structure Plan (LSP) for the Tamala Park site.

The LSP relates to the land parcels indicated in the map below:



The land subject of the LSP is bounded by the suburbs of Mindarie and Clarkson, by Neerabup Road to the north, the Mitchell Freeway reservation and Neerabup Regional Park to the east, the Tamala Park Landfill facility to the south and an existing coastal foreshore reserve and the Indian Ocean to the west.

The future Mitchell Freeway Reserve is a 'Primary Regional Road' under the Metropolitan Region Scheme (MRS). Marmion Avenue and Connolly Drive are 'Other Regional Roads' under the MRS and run in a north-south direction through the subject land.

Tamala Park is surrounded by existing urban development to the north and south and is well positioned to facilitate optimum community development through the proximity of existing services, infrastructure, commercial development, and emerging employment and recreational opportunities.

A project team consisting of:

- TPG Town Planning and Urban Design - Urban Design, Planning, Architecture and Built Form
- Syrinx Environmental - Environment and Sustainability Initiatives and Investigations, Urban Water Management Strategy
- Douglas Partners - Geotechnical
- TABEC - Servicing and Civil Engineering
- Uloth and Associates - Transport
- Creating Communities - Community Facilities and Community Development
- Pracsys - Economy, Employment and Activity Centres

- MWH - Local Water Management Strategy
- CSIRO - Integrated Water Management and Groundwater Research'

has developed the LSP to include the principles, objectives and strategies that were adopted by the TPRC and which were derived from the objectives as contained in the City of Wanneroo Smart Growth Strategy.

The principles considered in the development of the LSP are:

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

On 29 June 2009 the CEO of the TPRC wrote to the City seeking comments from member Councils on the Local Structure Plan, after which it is anticipated the LSP will be adopted by the TPRC, at its meeting to be held on 13 August 2009, and referred to the City of Wanneroo.

Note that Councillors Collins, Italiano, Michael and Stewart are the City's representative on the Tamala Park Regional Council.

Planning Opportunities and Constraints

A number of opportunities and constraints were identified during preliminary investigations into the development of the locality, and have shaped the objectives, strategies and design of the LSP. These include:

1. Transport and Road Network Considerations – Clarkson Train Station and Mitchell Freeway provide connection opportunities, whilst Ocean Keys District Centre provides commercial interface possibilities. Connolly Drive and Marmion Avenue provide challenges with respect to creating an East West connection and projected increased traffic movements.
2. Land use – The location of the Clarkson Train Station lends itself to Transport Orientated Development (TOD). Both this North Easterly Section and the section abutting Narrabup Road provide opportunities for mixed use office or service commercial development. This is constrained in the short term however, by Ocean Keys District Centre fulfilling most retail needs.
3. Landform – view sheds have been created along Marmion Avenue and the topography allows views to the Ocean from parts of the development. Lower scale density will be required closer to the dune ridges.
4. Servicing and Infrastructure – Western Power have indicated a power substation will be required in the next 15 or so years. Planning has considered alternative forms of energy production. Water reuse will also be considered to reduce mains water dependence.
5. Community Facilities – Whilst there are some community facilities north of the development, there are relatively few readily available. There is an opportunity to provide club/sporting facilities. A primary school is also required within the development.
6. Environmental – Vegetation communities are well represented and bush fragmentation leading to failing ecosystems needs to be addressed. Groundwater testing on the site indicates satisfactory quality. Disturbance of the Quindalup Dune complex needs to be

minimised as it is highly mobile when vegetation is removed. There is also a need to manage *Banksia* species which support cockatoo habitats.

LSP Design Philosophy

In addition to satisfying the objectives adopted by the TPRC, the following principles relating to the subject land were acknowledged during the design process.

Residential

- Provide a range of densities and residential typologies that will respond to future demands resulting from changes in demography and lifestyle choices.
- Higher residential densities to be developed in proximity to the Clarkson Rail Station.
- An arrangement that will facilitate lot orientation that benefits from solar access to a high level.

Environmental

- Significant rare and priority vegetation is intended to be conserved in reserve and POS areas wherever possible, including within the public environment, streetscapes and on private lots wherever practical.
- Designing in a manner to facilitate retention of landform and topography as much as is practical.
- The incorporation of a Green Link within the public realm and through the strategic retention of existing tracts of vegetation that will serve as connections between the coast and Neerabup National Park.

Public Open Space and the Public Realm

- Public open spaces are to be designed and located in a manner that will maximise surveillance and minimise crime.
- Public open spaces are to accommodate a variety of functions and adding to the amenity of centres.

Activity Centres and Employment

- Facilitate the development of an activity corridor adjacent Neerabup Road taking advantage of and complementing existing infrastructure, including the rail station and public transit services.
- Realising the benefits associated with establishing connections between the rail station, activity centres within Tamala Park and the Clarkson District Centre.
- Activity centres co-located with community facilities and public open spaces along a multi purpose centrally located Green Link.
- A distribution of retailing and commercial activity suited to the level of development envisaged, paying regard to surrounding employment centres.

Community Facilities

- The appropriate provision and location of community facilities including a primary school site.

Connectivity

- Providing a road system that appropriately accommodates the needs of pedestrians and cyclists, facilitating a high level of connectivity through the development to existing centres and public transport nodes.
- A road layout that links the three development cells efficiently in an east west direction, while providing for high levels of linkage to Neerabup Road and the Clarkson Rail Station.

- A design that will accommodate direct freeway access to the eastern precinct to capitalise on potential commercial benefits.

The Structure Plan Precincts

The lands subject of the LSP have been separated into four precincts in order to accurately inform future planning processes. The four precincts of the LSP are described as follows:

Precinct One – Western Precinct (minimum yield 490 dwellings)

The Western Precinct will incorporate medium and higher-density residential development that makes best and sensitive use of existing landform, contours and ocean views. The western precinct abuts a Bush Forever Reserve to the south and west, through which sensitively located pedestrian paths will provide access to the coast through the adjoining dune systems, with potential future linkage to a small coastal activity centre.

Precinct Two – Central Western Precinct (minimum yield 650 dwellings)

This precinct will incorporate low and higher density residential development that embraces open space comprising tracts of significant vegetation in excellent condition, including a mixed use node that will accommodate local community facilities, daily convenience shopping needs and provide a community focal point. A business zone abuts Neerabup Road within this precinct, providing land for future commercial activities adjacent to the Ocean Keys District Centre.

Precinct Three – Central Eastern Precinct (minimum yield 520 dwellings)

The Central Eastern Precinct will accommodate low and higher density residential development, including a primary school with shared active open space facilities on its southern boundary. This precinct will accommodate mixed-use nodes in proximity to Neerabup Road providing potential for non-retail commercial activity in conjunction with residential uses.

Precinct Four – Eastern Precinct (minimum yield 960 dwellings)

The Eastern Precinct will accommodate mixed-use nodes for non-retail commercial activity on Neerabup Road, strategic sites on Connolly Drive and land adjacent to a community focal point providing a town square, retail opportunities and locations suited to home business development. The majority of commercial activity will be located in a main street format, aligned to provide a highly legible link across Neerabup Road to encourage synergy with the Clarkson Train Station. Medium and higher-density residential development is envisaged to provide alternative housing options and to accommodate the retention of existing significant trees in what will be a vibrant locality. The focus of the precinct is a town square accessed by the Green Link and a freeway access road.

Green Link

The Green Link is proposed to be developed leading from Neerabup Road at the Clarkson Train Station and subsequently east west through the centre of each of the four precincts to the eastern edge of the development, adjacent to the Green Link. The Green Link will perform a major role within Tamala Park, providing the primary means of connection to and from the development to adjoining Primary Regional Roads and activity centres. The Green Link will also provide a linear park recreation space linking public open spaces, activity centres, public art and community facilities and will also assist in stormwater management within the urban water management regime. Importantly, the corridor will serve as a tree lined ecological corridor throughout Tamala Park.

Residential Development

An overall dwelling target of approximately 2,600 dwellings is to be achieved, representing a gross density in the order of 14.5 dwellings per hectare over the entire structure plan

area. This will provide for a population in the order of 6,500 persons based on a projected occupancy rate of 2.5 persons per dwelling.

It has also been factored in that precinct density targets could be exceeded up to an acceptable variance of 10% during the preparation of detailed area plans, without additional transport modelling, retail modelling and alterations to the community facilities strategy. Any increase beyond the acceptable variance of 10%, whilst potentially being acceptable, would necessitate the undertaking of these various studies.

The dwelling target yield for the subject land is presented below in Table 1 – Housing Distribution, based on the likely distribution of dwellings in the LSP area.

Table 1 - Housing Distribution – Entire LSP

Total Development Area Yield	Planned Indicative Dwelling Yield	Percentage of Housing Type	City of Wanneroo Housing Strategy Requirement
Separate Housing	1755	67%	76.2%
Semi Detached / Town Houses	557	21%	14.4%
Flats and Apartment Units	312	12%	9.4%
TOTAL	2627	100%	100%

Neerabup Road Activity Corridor

Pracsys Economic Consultants have provided an indicative yield for commercial floor space on the Neerabup Activity Corridor in Tamala Park, based upon projected traffic volumes and associated demands. A range of yields for future commercial floor space is provided for Neerabup Road, equating to a minimum of 2,423m² and a maximum of 7,472m² commercial office floor space.

Based on the rate of urban development in established neighbouring localities and development on the urban fringe in Alkimos, planning for the provision of commercial floor space based on the lower yield estimate in the medium term provides the most acceptable scenario outcome for commercial office development in mixed use sites on Neerabup Road.

Community Facilities

The development creates a need for a primary school with a shared oval, a community centre and sporting facilities such as tennis courts, youth spaces, child care centre and infant health clinic.

Land Allocation Metrics

The TPRC had indicated a target of 20% public open space (POS) should be attempted. The plan currently responds to this request showing 19% POS including the greenway. Based upon the land use allocations shown on the plan a total of 2,610 dwellings would be provided.

Land Areas											
Precinct	West Res	Med Res	Centre	Mixed use	Business	Total Devpmt	School	Pos	Roads/ paths/ Greenway	Total Public Purpose	Total Precinct Areas
1	12.83	8.21	0.17	0.00	0.00	21.20	0.00	1.02	10.20	11.22	32.42
2	9.68	12.65	0.71	0.00	2.09	25.13	0.00	12.50	12.84	25.34	50.46
3	17.39	2.43	0.00	2.50	0.00	22.32	3.50	9.53	10.17	23.20	45.52
4	8.19	15.71	0.91	5.71	0.00	30.51	0.00	3.28	14.05	17.33	47.84
Total	48.09	38.99	1.78	8.21	2.09	99.16	3.50	26.32	47.26	77.08	176.24
Percent	27%	22%	1%	5%	1%	56%	2%	15%	27%	44%	27%

Precinct	Residential units
1	488.44
2	619.62
3	540.25
4	962.37
Total	2,610.68

Staging

An indicative staging plan has been developed for the release of Tamala Park land. Attention is focused on building strong amenity during phases one and two of the development (in conjunction with the Clarkson District Centre) to provide an environment for phases three and four to potentially occur.

Comment

The LSP has been reviewed by officers within the Planning and Development Directorate and the following comments on the LSP are endorsed by the City's Executive Team:

General Comments

Overall the draft LSP meets the objectives set by the Region Council to create a more sustainable form of suburban development. While it is recognised that the City's prime interest in this project is financial return through the development of approximately 2600 lots, the Regional Council is also clearly seeking to achieve a model residential development through a responsive site design and incorporation of leading edge technologies in the future infrastructure and on-site development.

The key positive features of the LSP are:

- The Green Link extending east-west through the site which will encourage walking and cycling within the subdivision
- Protection of areas of high quality vegetation which also enhances the interface with Marmion Avenue
- Interface with Ocean Keys Shopping Centre
- Interface with Clarkson Train Station with potential to create Transit Oriented Development (TOD)
- Creation of two local activity centres which provide for local convenience goods/services within a walkable catchment
- Co-location of the primary school and community facilities
- Creation of a high quality residential precinct west of Marmion Avenue where access to views can be maximised
- Design response which responds to the topography of the site
- Proposed new public transport links to facilitate access to Clarkson Station, Ocean Keys and Mindarie Marina
- A design which meets the City of Wanneroo's Smart Growth Policy objectives

The general issues with the LSP are (some of which will need to be addressed in the next detailed area planning phase or in later planning):

- The design of the Neerabup Road/Green Link intersection will be critical to facilitating public transport, pedestrian and cycle linkages across Neerabup Road
- Spring Flora and Fauna survey are likely to be required and may impact on the final LSP and environmental approvals
- The Tamala Park Regional Council will need to remain committed to requiring more intensive forms of housing as most surrounding subdivisions are predominantly single houses. While the LSP proposes a high percentage of single houses (76%), the 15% semi-detached and 9% of apartments (together with the mixed use development in the eastern precinct) are likely to require a degree of proactivity on the part of the Regional Council, particularly to ensure that TOD outcomes occur.
- The longer-term future of the Mindarie Regional Council site to the south, particularly in respect to the planning of future regional recreation facilities and of 'Mt Tamala', needs to be considered as it has the potential to add further value to the Tamala Park development.
- It is important to engage with the City of Wanneroo (and key adjoining landowners) regarding the urban design of Neerabup Road. This is particularly the case given land use proposals contained in the LSP and the desire to integrate the Tamala Park development with the Ocean Keys district centre and also to facilitate access to Clarkson Station

Specific Comments

Specific refinements to LSP suggested are as follows:

- Precinct Planning Provisions currently nominate all forms of dwelling as 'D' in the residential zone (this is taken to be discretionary). It is suggested these should in fact be permitted 'P' uses. All forms of development (not just lots accommodating single residential development) should respect the natural topography of the site. The Central and Eastern Precincts allow for drive-through take-away as permitted uses - this should be 'X' (prohibited) uses as they do not encourage local walking or cycling and only encourages car dependence. Public Exhibition is repeated as a permitted and discretionary use in a number of precincts.
- Table 1 (page 30-31) Plan-Strategy Provision - should include a section relating to Development Design Guidelines which will be required at the Subdivision/Development stage in order to implement the raft of design and sustainability requirements proposed in the LSP. The Regional Council will need to consider how this is to be implemented as assessment and compliance with these guidelines may need to be facilitated by the Regional Council rather than the City of Wanneroo.
- Reference to the possible location of a private school within the LSP (page 145) should be deleted as there appears to be no other mention of it in the document or justification provided.
- The exit from the Freeway may not be permitted by MRWA and if it is not then a redesign of the eastern precinct will be required.
- Reference to 'high rise' in respect to the 6 storey apartments proposed in various precincts should be removed as 6 storeys is not considered high rise.
- Road configuration should be refined to remove 'dog-legs' and provide 4 way intersections (mostly in the Central Precinct).

- Cul-de-sacs in the Western Precinct (Precinct 1) should be removed and replaced with road connections both within the new subdivision and to connected to the existing subdivision to the north.
- Development images (page 126 to 131) could be improved by the use of better examples (e.g. single house on p.126 shows a streetscape dominated by a double garage and medium density (town house or semi-detached) p.127 shows are large single house.
- The reference to Economic Incentives (page 117), in particular rate discounts by the City of Wanneroo, should be deleted as this is not an appropriate means to incentivise sustainability measures. A preferred approach would be a more 'requirement' based approach that landowners who buy into the area are made well aware of the vendor's requirements for sustainable development prior to purchase.

Consultation/Communication Implications

Nil.

Policy and Legislative Implications

This report does not create any legislative implications for the City of Stirling.

The Tamala Park development has Sustainability Policy implications. Sustainability issues are being actively addressed by the TPRC through their objective of creating a sustainable suburban development designed to minimise environmental impacts, provide local facilities and facilitate transport choice.

Financial Implications

Early estimates indicate the City of Stirling could expect to receive \$100 million from land sales over 10 years.

Ultimately, the City will be looking for a reasonable return from its share of the asset. At this early stage, the Structure Plan would indicate that a reasonable return is achievable, however, thorough analysis need to be undertaken by the TPRC on the value add of community infrastructure and facilities such as solar power generators and community and sporting infrastructure such as community centres, sports pavilions and skate parks.

Strategic Implications

This project related to the City of Stirling Strategic Plan 2008-2012, Goal 3 - Strong Economic Base, and in particular Objective 3.1 – Maintain the City's Strong Financial Position.

Conclusion

The Structure Plan facilitates many elements of innovative design and provides the basis for a best practice sustainable land development. The plan has embraced the principles of Transport Orientated Development (TOD), taking advantage of the proximity to the Clarkson Railway Station. The incorporation of mixed use has capitalised on the location of

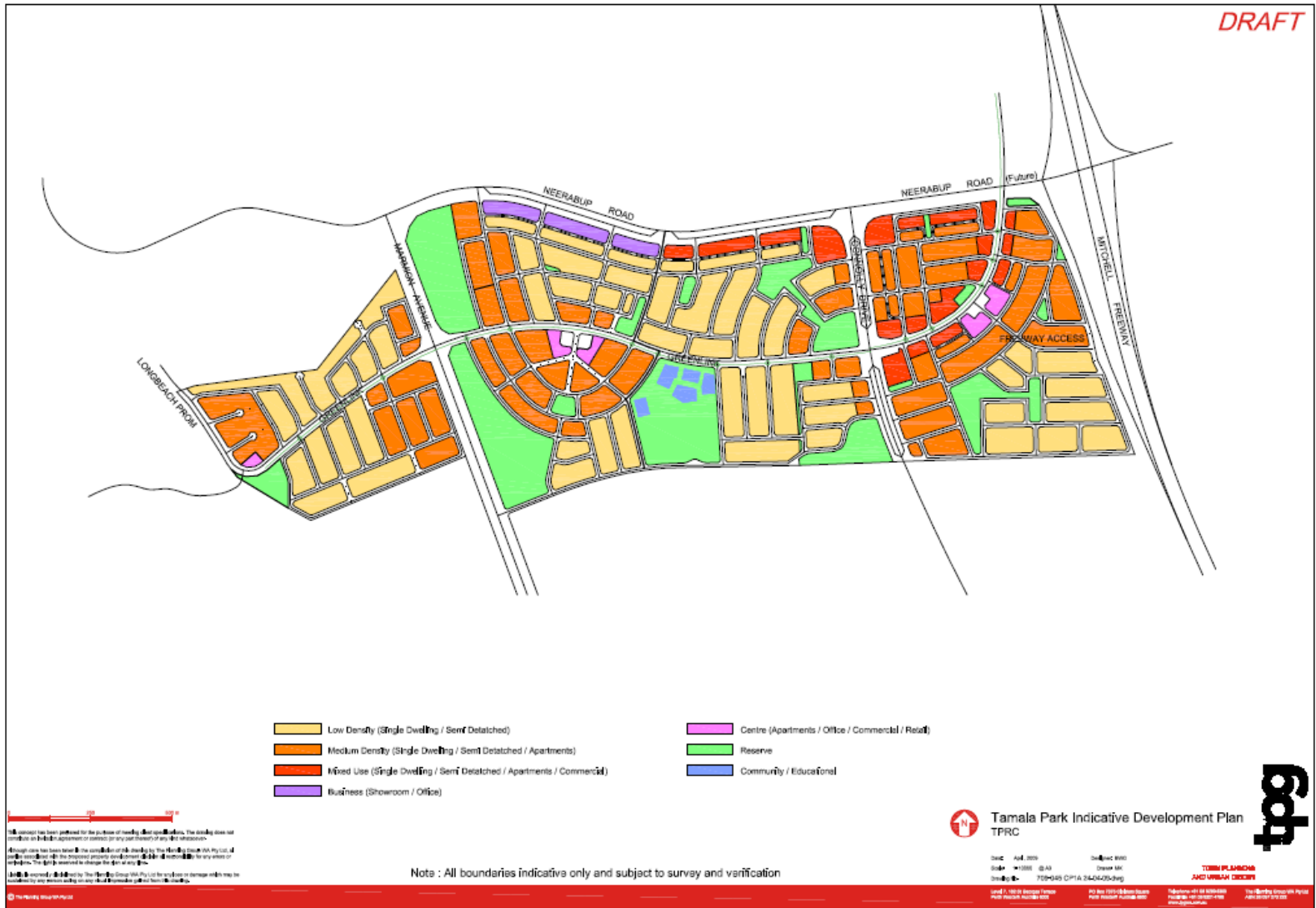
the development to Ocean Keys and provides additional flexibility in terms of housing choice.

The Green Link is a key feature of the development and meets a number of goals including conserving flora and fauna habitats, managing storm water and adding value to the amenity. This should serve to create demand. The combination of TOD and mixed use zones have resulted in dwelling targets being set at the higher end of the spectrum for this location, at an average 14.5 units per hectare. Whether the market responds positively or not to the higher density locations could well depend on the timing of the land releases – staging of the development will be critical if returns are to be maximised.

Director

Chief Executive Officer

ATTACHMENT TO ITEM <<#.##>> -TAMALA PARL LOCAL STRUCTURE PLAN



PRELIMINARY COMMENTS ON TAMALA PARK DRAFT LOCAL STRUCTURE PLAN

No.	Comments	Responses
1	<i>Community Development</i>	
	Part 1	
1.1	P.13 - Section 2.4 - Principle 4 does not relate to the Natural environment and should be renamed appropriately so that it relates to the long-term social health of the community.	
1.2	Principle 4 does not address the need to develop active and healthy communities through appropriate design.	
1.3	P.15 - Section 3.3 - refers to Table 1 yet this does not appear until far later in the document. Suggest a reference and inclusion of the table in the appropriate place in the document.	
1.4	P.19 - Section 5.2.2 - Public Open Space is more than conservation retention. It is suggested that an item be inserted relating to POS seeking to achieve a balance between conservation, community use and drainage requirements.	
1.5	Section 6.0 - Discretionary uses listed on upper floors of the precincts include civic space. Does this extend to include community meeting spaces? If not, an additional item should be included to ensure that this is included.	
1.6	Attachment 1 - The structure plan map needs to indicate significant active and passive POS as green spaces. This includes conservation areas (which are already shown as green), as they are all 'public open space' in the context of the LSP. Significant portions of POS should be shown as spatial objects, not just an asterisk. As currently shown on the LSP map, it is not possible to comment on its suitability with regard to location, alignment, size or relationship to the school site.	
1.7	A line to indicate the green link is not considered appropriate if it is to be deducted from the POS allocation	

No.	Comments	Responses
	Part 2	
1.8	P.105 - Section 7.1.4 - This section details the demographics of the surrounding suburbs and outlines likely characteristics of future Tamala Park population. It would be considered appropriate if it took this further by analysing this information and outlining likely implications of the future demographic profile on the intended development.	
1.9	P.123 - Section 10.5 - POS and Public Realm. Public Open Space should seek to meet the active sport and recreation ambitions of the local community over time and as such should be included as a principle in this section. This relates to 'social sustainability' mentioned in Section 9.3.	
1.10	P.134 - Section 10.7.2 - the report states that the standards review found the surrounding areas to be sufficiently accommodated for POS. Whilst on a whole this may be accurate, local active spaces in surrounding areas are too small to meet community need and are experiencing significant capacity issues.	
1.11	P.135 - Section 10.7.3 - The report states that the Tamala Park development will increase pressure on surrounding facilities. This should not be the case. Although the LSP does not have the capacity to address the current shortfall of district spaces and facilities, it is considered vital that it sufficiently caters to local needs. The fact that the primary stakeholder in the process is a partnership of local Councils through the TPRC further strengthens the fact that this is a rare opportunity to not only meet local needs, but exceed its requirements and provide beneficial outcomes not just for the development but for the surrounding suburbs as well.	
1.12	P.135 - Section 10.7.4 - 5ha for a primary school is considered excessive, particularly as this increased size is at the expense of the adjacent active POS.	

No.	Comments	Responses
1.13	A shared multipurpose facility on the school/POS site is supported and should be encouraged.	
1.14	Although the POS adjacent to the school may be an appropriate space for a youth facility, it is important not to over-provide facilities in one location at the expense of other areas in the LSP. Access and conflicting use needs to be considered.	
1.15	A linear bike/skate trail throughout the development, in line with the proposed green link is supported.	
1.16	P.145 - Section 11.3.2 - Primary School Site – As mentioned previously, 5ha is considered excessive for a Primary School site. This would leave 2.26ha for the adjacent POS, which is insufficient to accommodate a senior sized playing field. A standard Primary School size when co-located with POS is 3.5ha, which would leave the POS balance at 3.76ha. Even this is considered less than ideal for what will be a primary recreational focal point for the community. The preferred City model for a multipurpose active and passive recreation site requires 6.5-6.7ha. Co-located with PS, this would be reduced to 5.5-6.0ha.	
1.17	Primary School Site - Co-location of the POS with the Primary School site is subject to agreement with the Department of Education and Training.	
1.18	P.174 - Section 13.7.2 - The inclusion of a drainage function on any POS identified for structured or formal sport is not supported. Furthermore, it is not clear what POS sites are intended for drainage use. It is therefore not possible to comment on the appropriateness of their provision.	
1.19	P.179 - Section 14.2 - Controlled access to and interpretation of Bush Forever and conservation sites is supported.	

No.	Comments	Responses
1.20	P.181 - Table 17 - POS Schedule - Only 3.5ha is deducted for Primary School. Notwithstanding previous comments relating to PS size, to seek 5ha for this use when it is not deducted from POS calculations is not supported.	
1.21	Staging - Note that School site not planned until Stage 4. Advice will need to be sought from D.E.T on this and the capacity of neighbouring schools to accommodate new population within the Tamala Park LSP.	
Specific LSP Design Comments		
1.22	While it is acknowledged that local POS is not indicated on the LSP map, the precinct west of Marmion Avenue shows minimal POS other than a linear park along the neighbourhood connector, a POS at the low point (presumably drainage) and a town square. Although the precinct is surrounded by Bush Forever, sufficient opportunities for active play should be incorporated. Is it queried why the commercial zone cannot be located more central to the coastal precinct to provide a better walkable catchment and opportunity to centralise the POS in this precinct	
1.23	POS sites located within commercial zones are supported as they provide opportunity for community activity and unstructured leisure activity including skate plazas, meeting places etc. Skateable elements or public artwork that facilitates play or community interaction would be ideally suited in these locations.	
1.24	Connectivity of POS by linear parks and greenways is supported. Opportunities for trails should be pursued and a variety of POS designs along the trail should be encouraged.	
1.25	The indicative design of 'Active' spaces on the IDP is not conducive to supporting formal sporting activity, if this is the intention.	

No.	Comments	Responses
1.26	Vegetation retention is supported and where possible should be incorporated into spaces for unstructured recreation (i.e. integrated into POS design rather than fenced off).	
1.27	Potential for future connectivity between the primary school/playing fields and future recreational precincts at Tamala Park needs to be considered.	
1.28	The relationship between the development and the potential train station needs improving. Sufficient pedestrian and vehicular access needs to be considered.	
1.29	The ecological protection corridor should encourage controlled community access (via trails) where possible to inform and educate the community in its value. Opportunities for picnic/recreational nodes should be investigated to ensure that this area does not become a physical barrier to access through the development.	
2	<i>Planning Implementation</i>	
2.1	The executive Summary should not refer to the precincts as these are adequately explained in the remainder of the document. This summary should be purposely broad and brief.	
2.2	The information contained within the Part 1 section is excessive and should be minimised to include only salient information of a statutory nature. The Strategies section (Part 2.0) promotes sound planning principles, however the SP should be developed with consideration for these principles rather than re-iterating them. Most of the strategies already occur in documents such as the City of Wanneroo Housing Strategy 2005 and Liveable Neighbourhoods and probably do not require inclusion unless there is a specific measure required to implement or achieve the objective/strategy.	

No.	Comments	Responses
2.3	The location plan should be excluded from the part 1, as the structure plan does not have any statutory control over land outside of the SP area.	
2.4	The Detailed Area Plans will control residential densities by implementing density codes to achieve lot creation targets. It is of the understanding that the WAPC is not supportive of DAPs being utilised for this purpose and that density codings need to be reflected in the SP. Whilst the WAPC have previously allowed DAPs to control density coding (i.e. Banksia Grove) further advice should be obtained from the WAPC before using this method.	
2.5	Part 4.1.4 suggests that all DAPs will be advertised, however Clause 9.14.3 of the scheme only indicates that a DAP 'may' be advertised. Is it the intent of this provision to require all DAPs to be advertised?	
2.6	The Part 1 provisions of the SP promote single dwellings as a 'D' use. Single dwellings are currently exempt from requiring planning approval under part 6.1.3 9 (b) of the scheme. This variation would require all single dwelling applications to obtain planning approval and result in a significant increase in the number of applications currently being dealt with by Planning Implementation.	
2.7	The POS schedule should form part of statutory section (Part 1, not Part 2) and provide some relevant guidance on the distribution of POS, particularly where environmental buffers or specific outcomes for environmentally sensitive sites have been identified.	
2.8	Why does the SP itself refer to documents that should be provided at the structure plan stage (Clause 3.3 of SP)? It seems appropriate to include any specific outcomes of the strategies into the SP, however this will require the strategies to be considered prior to the determination of the SP.	

No.	Comments	Responses
2.9	Part 5.2.4 requires site levels and retaining walls to be identified on each DAP and Part 4.1.2 of the SP requires that a DAP must be prepared for the entire Precinct. Given each precinct is approximately 50 hectares, will the applicant be required to carry out detailed level investigation to determine FFL in the preparation of the DAP. This type of assessment is quite extensive and provides no flexibility at the subdivision stage to vary wall heights or FFL. Would any variation at the subdivision stage require an amendment to the DAP?	
2.10	The Centre zone provisions refer to Part 13.3.4 of the scheme. This part of the scheme does not exist. The land use provisions for the 'Centre Zone' should not form part of this SP and should be incorporated into the subsequent centre zone SP, as required by Part 3.13 of the scheme. A SP over a centre zone should refer to a specific zone or precinct (i.e. commercial zone or mixed use precinct for example). A 'Centre Zone' itself does not have specific land uses (similar to an Urban Development zone or Marina Zone under DPS 2).	
2.11	The Centre zone identifies convenience store as a 'P' use. This use is normally used in association with a service station and includes the sale of petrol and petroleum related products. The SP provisions define service station as an 'X' use and therefore the use should also be excluded. Uses should be determined through a subsequent SP process (refer above).	
2.12	Part 6.2.4 indicates that Design Guidelines will be used to control built form and that they should be prepared in tandem with the DAP. Normally a DAP would include specific design guidelines. Is this provision suggesting that a further mechanism be used to control built form such as a Restrictive Covenant?	
3	<i>Infrastructure Development</i>	
	Part 1	

No.	Comments	Responses
3.1	2.4 Principle 4 - Change the title to “Long Term health of the Social and Cultural Environment”	
3.2	Table 1- Add a box for UWMP in the DAP column.	
3.3	3.3 Strategies and Plans - Change “indication as the” to “indicative” in the last paragraph.	
	Part 2	
3.4	5.1.9 Draft Perth Coastal Planning Policy & 5.1.9 Bush Forever - Change reference number (i.e. both are 5.1.9). Bush Forever paragraph is incomplete ‘To the south east, the plains of...’	
3.5	6.4.4 Water Management - Add comment that ripped areas of rock will still need to drain out naturally after being ripped.	

No.	Comments	Responses
3.6	<p>6.6.6 Assessment of Biodiversity Values on Site - Figure 13 Best Environmental Practice Recommendation Map – This map does not provide data for the area west of Marmion Avenue. Although it is acknowledged that majority of the Western Precinct will be developed the map should summarise the entire LSP area not just the area east of Marmion Avenue.</p> <p>Effective biodiversity conservation can only be achieved through the retention of ‘viable natural areas’ with the following criteria:</p> <ul style="list-style-type: none"> ○ Greater than 4 Hectares in size ○ Compact shape ○ Greater than 0.04 perimeter to area ratio ○ In good or better condition ○ Less than 500-1000m from other viable natural areas <p>It is recommended that Environmental Management Plans (EMP’s) be prepared for the conservation areas at LSP stage to ensure a suitable and holistic management approach for these areas.</p> <p>In addition the 50m (minimum 20m) buffer zone recommended in the EMP to priority flora would be beneficial in reducing edge effects and maintaining the biodiversity of the area.</p>	
3.7	<p>6.8 Heritage - A Management Plan should be provided for any retained areas of significant heritage value to ensure sensitive and appropriate maintenance, management and enhancements.</p>	
3.8	<p>11.0 Precinct Areas - Each of the precincts summarises the amount of area being provided for each of the different “uses”, this includes Public Open Space, however it is noted that apart from Central Western Precinct all the POS provisions have been denoted as Active Open Space. Is it the intent that only “active”, that is sporting type, POS is provided or is there provision for the passive open space also?</p>	

No.	Comments	Responses
3.9	Western Precinct - Although the LSP notes that there is no current demand or need for development of the Foreshore Reserve for recreational type activities, beach access should be provided for by formalising existing tracks, where appropriate and in accordance with a Foreshore Management Plan, to ensure access is controlled and this extremely fragile area is not degraded.	
3.10	Central Western Precinct - The provision of a conservation area is supported and a Management Plan should be provided to ensure appropriate protection during the sub divisional works and to support development of pathways and the management of the area itself such as weed removal, revegetation, fire management, etc as well as to identify the management responsibilities.	
3.11	<p>Central Eastern Precinct - The LSP mentions the provision of “shared Active Recreational Spaces” it is presumed that that these spaces will be shared by the Department of Education (DET)/School and the City. Although the concept is positive as it maximizes space it should be noted that in the past this sort of shared use has not always progressed as planned and subsequently a degree of support by the DET would be beneficial in ensuring the intent of this area is not lost.</p> <p>The potential for a private school within POS in the Central Eastern Precinct should not compromise the adequate provision of POS for the community. As a private school is located on private land any facilities provided for the private school would not be accessible to the Community.</p>	

No.	Comments	Responses
3.12	<p>12.2 Community Development Plan - There are many positive initiatives contained within this section, however it should be noted that there is a lot of opportunity for buyer education through the actual sale of lots which will aid in community education. In addition, getting builders on board who promote sustainable homes would also prove beneficial.</p> <p>There is currently little detail on who will be responsible for applying these initiatives discussed in the LSP.</p>	
3.13	<p>13.0 Local Water Management Strategy, 13.2.1 Water Conservation & Efficiency - This section of the LSP discusses a “zero net groundwater abstraction” (refer Site Response section) however this is unlikely to be achieved as watering of POS is primarily through groundwater abstraction. However with the development of better and more affordable options of stormwater capture, storage and re-use this could be achievable in the future.</p>	
3.14	<p>13.2.2 Water Quantity Management - It is essential for the hydrology of the area to be maintained to ensure the protection and long-term health of the conservation areas; this means the topography of the surrounding land will need to be retained. It is therefore equally important to ensure stormwater is not allowed to drain into the bush land or Bush Forever sites.</p>	
3.15	<p>13.2.2 Water Quantity Management - After the last paragraph of Design Criteria-Flood Management, add “Where water drains to landlocked areas (trapped lows) of medium to high density zoning or areas with important infrastructure a risk assessment shall be provided for the consequences of that area receiving the Probable Maximum Flood (PMF)”</p>	
3.16	<p>13.2.5 Disease Vector and Nuisance Insect Management – In ‘Site Response’, change “96 hours” to “those shown in table 11.2 of Australian Runoff Quality (IEAust)”</p>	

No.	Comments	Responses
3.17	13.6 Stormwater Management Strategy - In the last paragraph, add comment “that subsurface rock which is ripped must still drain to an area of sandy soil with an acceptable rate of infiltration and that ripping should not create a local perched water table”.	
3.18	13.7 Surface Water Quantity and Management - In the second paragraph, note that bio-retention areas should not be used for conveyance of larger runoff events, as re-suspension of pollutants and erosion will become a problem.	
3.19	13.7.1 Stormwater Management in Road Reserves - In the last paragraph on page 171, add a comment that in steep areas, if possible, flow may be diverted to flatter side roads where infiltration cells can be used. Add a second comment from the last paragraph on page 172, “The permeability of soil underlying infiltration devices shall be geotechnically assessed at the UWMP stage to ensure that design infiltration rates can be achieved especially where rock is present within 1.2metres of the finished surface”.	
3.20	13.7.2 Flood Management in POS - Insert “from” in front of adjacent in the fourth paragraph.	
3.21	13.7.2 Flood Management in POS - It is agreed that infiltration basins within POS should be designed and constructed to maximize the usability of the public open space. A maximum of 20% of the POS can be used as drainage.	
3.22	13.7.3 Drainage of Lots- Add last sentence to the first paragraph, “Consideration should be given to installing soakwells on lots (and informing potential owners) specifically for picking up driveway drainage or increasing the road design EIA by 10% to allow for driveway drainage to be picked up by road reserve drainage.”	
3.23	13.7.4 Surface Water Quality - There is missing text in the second paragraph, second sentence.	

No.	Comments	Responses
3.24	14.0 Public Open Space and Landscaping - The retention of vegetation within POS will reduce the amount of area being landscaped and subsequently reduce the amount of water required to establish and maintain the open space. However, it is still very important for these bushland areas to be managed appropriately to ensure their integrity is not lost and they do not become a maintenance issue.	
3.25	14.2 Protection Of Urban Bushland Areas - As previously mentioned a Management Plan should be provided to provide measures for the protection of the bushland during development, such as fencing and dieback prevention, as well as for the protection and development of each bushland or reserve such as provision of pathways, access, fire management, rehabilitation, etc.	
3.26	14.6 Public Open Space Provision - Add sentence to last paragraph, "Where POS is used for stormwater management the following should apply in addition to the requirements of Liveable Neighbourhoods: <ul style="list-style-type: none"> o The TWL area for the 100 year ARI should be limited to 75% of the area of any individual basin. o The TWL area for the 5 year ARI should be limited to 25% of the area of any individual basin. o The EIA contributing to any one basin should not exceed 8ha." As already mentioned the drainage component within POS should not exceed 20%.	
3.27	14.6.1 Biodiversity Conservation Areas - As previously noted a Management Plan should be developed for these areas to ensure the appropriate numbers and locations of pathways, the appropriate protection and management of priority flora, priority areas are identified for rehabilitation and other management issues are suitably addressed.	

No.	Comments	Responses
3.28	<p>14.6.2 Public Parks / Active Recreation - It is important that a range of playspaces are provided throughout the LSP area such as conventional playgrounds that cater for different age groups, natural play areas such as logs and tunnels, as well as goal posts, etc to ensure the LSP area caters for a diverse age group.</p> <p>The provision of a general POS Plan for the entire LSP area would be beneficial in identifying the different recreational activities that will be provided to ensure all age groups are catered for.</p>	
3.29	<p>14.6.3 The Green Link - Generally landscaped POS in narrow corridors are not supported due to being more maintenance intensive and due to loss of function or use of the park as narrow strips provide little recreational opportunity. Stands of trees may be retained within the road reserve where appropriate minimising the need for landscaped corridors of POS. Similar landscaping should be applied along the entire Green Link to ensure continuity and connectivity. The landscaping should be designed and installed to provide for a low level of maintenance.</p>	
3.30	<p>14.8 Landscape Design - The provision of water tanks in POS would need to be adequately investigated to ensure it is appropriate (i.e. the size of the tanks is actually going to provide substantial benefit), has relatively low maintenance requirements and that the cost to the City and therefore Community is not excessive. It would also need to ensure the use of the POS is not compromised.</p>	

No.	Comments	Responses
3.31	<p>14.8.3 Landscape Themes</p> <p><i>Precinct 2 & 3</i> - The planting of exotics trees such as citrus and fruit trees may not be appropriate in the public realm especially where there is paving, such as that which is likely in a Neighbourhood Activity Centre, due to fruit drop.</p> <p><i>Precinct 4</i> - There is mention of a Bushfire Management Strategy, what does this strategy include and is this strategy going to apply across the site?</p>	
3.32	<p>16.7 Road Hierarchy and Road Reserves - The internal road network and streetscape is to appropriately accommodate all the various utilities and infrastructure as well as provide adequate room for the planting and future development of shade trees that are required in accordance with Liveable Neighbourhoods. It is common nowadays for road reserve widths to be significantly reduced, this in turn provides inadequate space for street trees to be planted once utilities and other infrastructure is installed. Not only do street trees provide aesthetic value and shade footpaths to promote walkable catchments, but also the only opportunity for tree planting in newer suburbs as blocks get smaller and housing densities increase. Appropriate road reserve widths will also facilitate and encourage the principles of WSUD.</p>	
3.33	<p>17.7.1 Earthworks Modelling - Earthworks should be undertaken in accordance with a Dieback Management Plan to prevent the introduction and spread of dieback in the LSP area and surrounding Bush Forever sites. Fill is to be certified Dieback free and machinery is to be appropriately washed down prior to entering the site.</p> <p>Seed collecting should take place prior to clearing as well as fauna relocation. Clearing should be managed to ensure movement of fauna offsite and into conservation areas.</p>	

No.	Comments	Responses
3.34	<p>17.6 Stormwater</p> <p>Second paragraph: manholes with permeable bases are not to be used for disposal of the majority of stormwater, swales, bio-retention areas and linear storage/infiltration units are the preferred options. It should be noted here that ideally each individual road should have only one downstream location for silt collection when the collection point is situated below ground level.</p> <p>First dot point, flush kerbs should not be used in place of barrier kerbs.</p> <p>Fourth dot point, leaky pipe systems are not to be used under road pavements.</p> <p>Change the first sentence of the last paragraph from “minimise the raw material” to “reduce the built infrastructure”.</p>	
3.35	17.7.3 Option 1 - Third dot point; change either/or to neither/nor.	
3.36	<p>17.7.6 Option 4 - the graduation of cut/fill is unclear in Drawing Number 2242-04-102, reconfigure drawing if necessary.</p> <p>Provide similar plans for other options.</p>	
3.37	20.1 Metropolitan Region Scheme and City of Wanneroo District Planning Scheme Plan No.2 Amendments - Vesting the conservation areas that are located within POS as “Reserve for Conservation and Recreation” would provide greater protection of those areas in perpetuity.	

No.	Comments	Responses
3.38	<p>Appendix 1 – Syrix Environmental Management Plan - The EMP only addresses the LSP area east of Marmion Avenue. It would be useful to see the assessment of the entire site so it can be assessed holistically.</p> <p>2.3.7 Significant Trees - The final paragraph on this page (page 19) is somewhat contradictory as the tuarts are said to be “regionally significant” and “insignificant in size”. Should this read “regionally significant however are insignificant in size”? The pictures provided show a relatively large/significantly sized tuart tree.</p>	
4	<i>Economic Development</i>	
4.1	<p>In detail, it appears that the area will create a minimum of 298 jobs for a working population of 1,727. This includes 131 retail jobs, 167 non-retail commercial employment. Whilst this reflects only 17% employment self-sufficiency for the area, it does not include any allowance for additional employment generated from the mixed use areas. Given the future link to Neerabup, the nearby 'walkable' transportation access and a direct link from the freeway into the area, it can be safely assumed that the area would encourage additional employment opportunities through the mixed use sites which will increase the ESS results.</p> <p>In relation to this, it is important to emphasise the importance of the freeway slip road link to ensure activation of this area (in consultation with the City and Main Roads).</p>	

No.	Comments	Responses
4.2	As this area will not achieve a high level of employment self-sufficiency, it needs to take responsibility for supporting broader regional economic development initiatives. The net result of this development will be to increase the burden of employment on other areas and will increase the employment challenge of the region. Whilst the Economic Report references the role of the area in relation to other employment centres, and cooperative working, the City needs to cover itself that this may require the development to contribute to regional infrastructure.	
5	<i>Environmental Planning</i>	
	Structure Plan Layout	
5.1	The width of the conservation reserve should be confirmed; the City requires a minimum width of 100 metres to minimise edge effects affecting the functioning of the area as a wildlife corridor.	
5.2	A coding plan would be useful to demonstrate the ability of the design to retain significant landform - density extremes are recommended to achieve this. R20 is conducive to retaining landform and other environmental assets.	
	Part 1	
5.3	Table 1 - Level 2 Fauna survey is identified as n/a - this is not acceptable and the survey should be provided to enable assessment of the structure plan and environmental management plan.	
5.4	Table 1 - Level 2 Flora survey - the table states that it will be required prior to endorsement of the LSP by the City. It is required prior to proper assessment of the LSP by the City and should be submitted as a matter of urgency.	
5.5	Table 1 - The resource efficiency strategy should be submitted as soon as possible.	

No.	Comments	Responses
5.6	Table 1 should include the requirement for Vegetation and Fauna Management Plans. These plans should relate to how vegetation and fauna on-site will be managed during development activities (e.g. stage development so fauna can escape into regional reserves to east and west, fence areas to be kept in conservation POS prior to development, tag trees to be retained prior to development, relocation of grass trees/ zamia palms).	
5.7	2.3.1 b) - It is not certain how this would be achieved through the LSP.	
5.8	2.3.2 - Include a statement about retention of ecologically viable conservation POS areas.	
5.9	2.3.2 - Include in this section "Implement management practices that are sensitive to the environment to maximise biodiversity protection on-site during development"?	
5.10	2.3.2 c) - Change the wording to refer to the LWMP.	
5.11	3.2.2 f) - Engage the MRC to prepare a Local Waste Management Plan for Tamala Park providing for the integration of on-site re-use of domestic waste into residential design and the on-site recovery and recycling of building waste.	
5.12	5.2.2 b) is listed twice, the second b) refers to Figure 7 in Part 2. Figure 7 actually relates to location of groundwater monitoring sites not significant vegetation.	
5.13	6.5.2 d) - This provision "Plantings of a type that will provide shade in summer and facilitate solar access during the winter and providing a continuous tree canopy along the Green Link" is related to the use of deciduous trees - there are no native deciduous trees so there is a conflict between solar passive design and use of local natives in landscaping that isn't really covered/ addressed.	

No.	Comments	Responses
5.14	6.5.2 - include a statement that the green link should aim to retain existing trees and vegetation.	
5.15	Landscaping has not been entirely addressed. If there are plans to offset the removal of Carnaby's habitat by including species in the landscaping, provisions to support this should be considered for inclusion in Part 1.	
	Part 2	
5.16	The report should overlay the indicative earthworking plan with Figure 13 (environmental best practice map) to demonstrate the retention of environmental assets, including significant trees	
5.17	Section 10.6.1 and section 11 should be revised to demonstrate opportunities for site responsive design and architecture. Examples provided do not move away from the practice of providing flat lots, which is discouraged.	
5.18	Section 15.3 discusses renewable energy generation on the current Tamala Park landfill site in the future. This does not really form part of the structure plan - if it is an investment by TPRC as part of the structure plan, this should be explained. The "energy management strategy" (presumed to be the resource efficiency strategy required by Part 1) should be submitted as soon as possible.	
	Local Water Management Strategy	
5.19	The Water Conservation Strategy should be revised to provide greater certainty regarding the commitments to be made regarding alternative water sources, particularly provision of rainwater tanks and a community bore scheme. Whilst the strategy identifies treated wastewater as a potential source, which would be supported by the City, greater information is required to demonstrate whether or not the option is feasible. Further information is also required regarding water conservation in the public realm.	

No.	Comments	Responses
	Environmental Management Plan	
5.20	Whilst i haven't reviewed the entirety of the EMP, the 10 year old flora and 27 year old fauna survey results need to be critiqued in the context of any changes to and surrounding the site to justify the reliance on old data. The City prefers updated Level 2 flora and fauna surveys on which to base the recommendations of the EMP.	
	General	
5.21	It is recommended that referral be made to DEWHA under the EPBC Act while the structure plan is still being assessed as there are two species (Carnaby's Black Cockatoo and the Graceful Sun Moth) which could be affected by development in this region.	
5.22	The POS schedule should be spatially represented on a plan in order to indicate the locations and sizes of the active and passive recreation areas.	

30 July 2009

The Chief Executive Officer
Tamala Park Regional Council
Room 3
Scarborough Civic Centre
173 Gildercliffe Street
SCARBOROUGH WA 6019

Dear Rod

TAMALA PARK REGIONAL COUNCIL - DRAFT LOCAL STRUCTURE PLAN

Further to a request for comments on the Draft Local Structure Plan (LSP) a report was presented to the 28 July 2009 meeting of Council where it was decided:

"That:

- (i) the Tamala Park Local Structure Plan be noted and the Tamala Park Regional Council be advised that the Town supports the plan and looks forward to the development being undertaken in a timely manner;*
- (ii) the Tamala Park Regional Council be requested to consult with the respective local government land owners on the developer contributions required by the City of Wanneroo and the planned investment in community infrastructure."*

A full copy of the Council report is attached for your information.

Thank you for the opportunity to comment on the LSP and we look forward to the project's progression.

If you have any further queries in relation to this matter please contact me on (08)9347 6020.

Yours sincerely

JASON LYON
DIRECTOR CORPORATE AND STRATEGIC

10.3 TAMALA PARK REGIONAL COUNCIL - LOCAL STRUCTURE PLAN

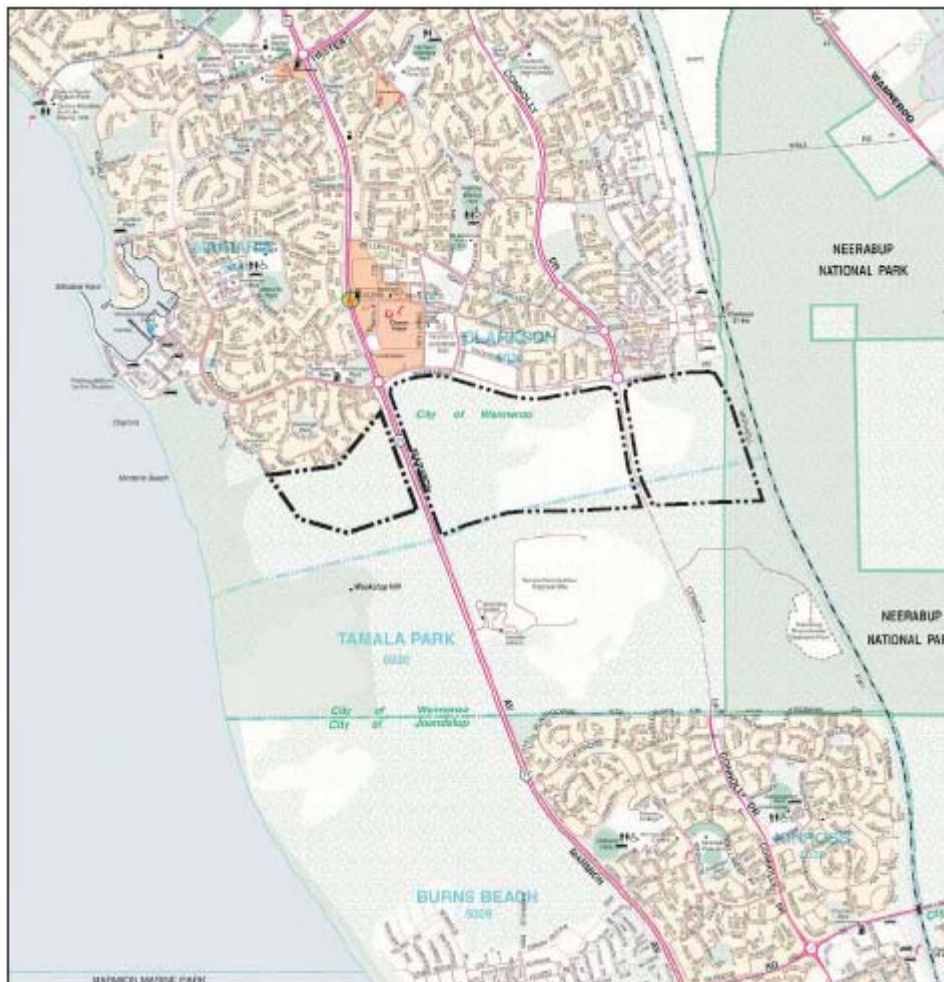
PURPOSE OF REPORT:

To seek comment from Council on the Tamala Park Local Structure Plan (LSP).

BACKGROUND:

The development of the Tamala Park Land Development Structure Plan has been progressing over the past twelve months and has periodically been reported to Council through the Governance and Corporate Committee.

The Tamala Park Local Structure Plan (LSP) relates to the parcels of land depicted below:



The land subject of the LSP are bound by the suburbs of Mindarie and Clarkson, by Neerabup Road to the north, the Mitchell Freeway reservation and Neerabup Regional Park to the east, the Tamala Park Landfill facility to the south and an existing coastal foreshore reserve and the Indian Ocean to the west. The future Mitchell Freeway Reserve is a 'Primary Regional Road' under the Metropolitan Region Scheme (MRS). Marmion Avenue and Connolly Drive are 'Other Regional Roads' under the MRS and run in a north-south direction through the subject land.

Tamala Park is surrounded by existing urban development to the north and south and is well positioned to facilitate optimum community development through the proximity of existing services, infrastructure, commercial development, and emerging employment and recreational opportunities.

A project team consisting of:

- TPG Town Planning and Urban Design - Urban Design, Planning, Architecture and Built Form
- Syrinx Environmental - Environment and Sustainability Initiatives and Investigations, Urban Water Management Strategy
- Douglas Partners - Geotechnical
- TABEC - Servicing and Civil Engineering
- Uloth and Associates - Transport
- Creating Communities - Community Facilities and Community Development
- Pracsys - Economy, Employment and Activity Centres
- MWH - Local Water Management Strategy
- CSIRO - Integrated Water Management and Groundwater Research

has developed the LSP to include the principles, objectives and strategies that were adopted by the TPRC and which were derived from the objectives as contained in the City of Wanneroo Smart Growth Strategy. The principles considered in the development of the LSP are:

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

Comments are now sought from member Councils on the Local Structure Plan, after which it is anticipated the LSP will be adopted by the Tamala Park Regional Council, at its meeting to be held on 13 August 2009, and referred to the City of Wanneroo.

Note that Mayor Withers is the Town's representative on the Tamala Park Regional Council.

DETAILS:

Principles, Objectives and Strategies

The principles, objectives and current strategies adopted by the TPRC for the purposes of the LSP are included as Attachment One to this report.

Opportunities and Constraints

A number of opportunities and constraints were identified during preliminary investigations into the development of the locality, and have shaped the objectives, strategies and design of the LSP. These include:

Transport and Road Network Considerations – Clarkson Train Station and Mitchell freeway provide connection opportunities, whilst Ocean Keys District Centre provides commercial interface possibilities. Connolly Drive and Marmion Ave provide challenges with respect to creating an East West connection and projected increased traffic movements.

Land use – The location of the Clarkson Train Station lends itself to Transport Orientated Design. Both this North Easterly Section and the section abutting Nerrabup Road provide

opportunities for mixed use office or service commercial development. This is constrained in the short term however, by Ocean Keys fulfilling most retail needs.

Landform – view sheds have been created along Marmion Ave and the topography allows views to the Ocean from parts of the development. Lower scale density will be required closer to the dune ridges.

Servicing and Infrastructure – Western Power have indicated a power station will be required in the next 15 or so years. Planning has considered alternative forms of energy production. Water reuse also considered to reduce mains water dependence.

Community Facilities – Whilst there are some community facilities north of the development, there are relatively few readily available. There is an opportunity to provide club/sporting facilities. A primary school is also required within the development.

Environmental – vegetation communities are well represented – bush fragmentation leading to failing ecosystems needs to be addressed. Groundwater testing on the site indicates satisfactory quality. Disturbance of the Quindalup Dune complex needs to be minimised as highly mobile when vegetation removed. Need to manage Banksia species which support cockatoo habitats.

The Opportunities and Constraints Analysis used to develop the LSP are included as Attachment Two to this report.

LSP Design Philosophy

In addition to satisfying the objectives adopted by the TPRC, the following principles relating to the subject land were acknowledged during the design process.

Residential

- Provide a range of densities and residential typologies that will respond to future demands resulting from changes in demography and lifestyle choices.
- Higher residential densities to be developed in proximity to the Clarkson Rail Station.
- An arrangement that will facilitate lot orientation that benefits from solar access to a high level.

Environmental

- Significant rare and priority vegetation is intended to be conserved in reserve and POS areas wherever possible, including within the public environment, streetscapes and on private lots wherever practical.
- Designing in a manner facilitating retention of landform and topography as much as is practical.
- The incorporation of a Green Link within the public realm and through the strategic retention of existing tracts of vegetation that will serve as connections between the coast and Neerabup National Park.

Public Open Space and the Public Realm

- Public open spaces are to be designed and located in a manner that will maximise surveillance and minimise crime.
- Public open spaces are to accommodate a variety of functions and adding to the amenity of centres.

Activity Centres and Employment

- Facilitate the development of an activity corridor adjacent Neerabup Road taking advantage of and complementing existing infrastructure, including the rail station and public transit services.

- Realising the benefits associated with establishing connections between the rail station, activity centres within Tamala Park and the Clarkson District Centre.
- Activity centres co-located with community facilities and public open spaces along a multi purpose centrally located Green Link.
- A distribution of retailing and commercial activity suited to the level of development envisaged, paying regard to surrounding employment centres.

Community Facilities

- The appropriate provision and location of community facilities including a primary school site.

Connectivity

- Providing a road system that appropriately accommodates the needs of pedestrians and cyclists, facilitating a high level of connectivity through the development to existing centres and public transport nodes.
- A road layout that links the three development cells efficiently in an east west direction, while providing for high levels of linkage to Neerabup Road and the Clarkson Rail Station.
- A design that will accommodate direct freeway access to the eastern precinct to capitalise on potential commercial benefits.

The Structure Plan

The lands subject of the LSP have been separated into four precincts in order to accurately inform future planning processes. Attachment Three to this report are maps showing the 'Local Structure Plan' and the 'Indicative Development Plan'. The four precincts of the LSP are described as follows:

Precinct One – Western Precinct (minimum yield 490 dwellings)

The Western Precinct will incorporate medium and higher-density residential development that makes best and sensitive use of existing landform, contours and ocean views. The western precinct abuts a Bush Forever Reserve to the south and west, through which sensitively located pedestrian paths will provide access to the coast through the adjoining dune systems, with potential future linkage to a small coastal activity centre.

Precinct Two – Central Western Precinct (minimum yield 650 dwellings)

This precinct will incorporate low and higher density residential development that embraces open space comprising tracts of significant vegetation in excellent condition, including a mixed-use node that will accommodate local community facilities, daily convenience shopping needs and provide a community focal point. A business zone abuts Neerabup Road within this precinct, providing land for future commercial activities adjacent to the Ocean Keys District Centre.

Precinct Three – Central Eastern Precinct (minimum yield 520 dwellings)

The Central Eastern Precinct will accommodate low and higher density residential development, including a primary school with shared active open space facilities on its southern boundary. This precinct will accommodate mixed-use nodes in proximity to Neerabup Road providing potential for non-retail commercial activity in conjunction with residential uses.

Precinct Four – Eastern Precinct (minimum yield 960 dwellings)

The Eastern Precinct will accommodate mixed-use nodes for non-retail commercial activity on Neerabup Road, strategic sites on Connolly Drive and land adjacent to a community focal point providing a town square, retail opportunities and locations suited to home business development. The majority of commercial activity will be located in a main street format, aligned to provide a highly legible link across Neerabup Road to encourage synergy with the Clarkson Train Station. Medium and higher-density residential development is envisaged to provide alternative housing options and to accommodate the retention of existing significant trees in

what will be a vibrant locality. The focus of the precinct is a town square accessed by the Green Link and a freeway access road.

Green Link

The Green Link is proposed to be developed leading from Neerabup Road at the Clarkson Train Station and subsequently east west through the centre of each of the four precincts to the eastern edge of the development, adjacent to the Green Link. The Green Link will perform a major role within Tamala Park, providing the primary means of connection to and from the development to adjoining Primary Regional Roads and activity centres. The Green Link will also provide a linear park recreation space linking public open spaces, activity centres, public art and community facilities and will also assist in stormwater management within the urban water management regime. Importantly, the corridor will serve as a tree lined ecological corridor throughout Tamala Park.

Further details of the precinct areas contained in the LSP are included as Attachment Four to this report. Attachment Five shows the proposed land use permissibility under criteria set of for Detailed Area Plans (DAPs).

Residential Development

An overall dwelling target of approximately 2,600 dwellings is to be achieved, representing a gross density in the order of 14.5 dwellings per hectare over the entire structure plan area. This will provide for a population in the order of 6,500 persons based on a projected occupancy rate of 2.5 persons per dwelling.

It has also been factored in that precinct density targets could be exceeded up to an acceptable variance of 10% during the preparation of detailed area plans, without additional transport modelling, retail modelling and alterations to the community facilities strategy. Any increase beyond the acceptable variance of 10%, whilst potentially being acceptable, would necessitate the undertaking of these various studies.

The dwelling target yield for the subject land is presented below in Table 1 – Housing Distribution, based on the likely distribution of dwellings in the LSP area.

Indicative targets for various typologies of dwellings for each of the four identified Precincts are provided in Attachment Four.

Table 1 - Housing Distribution – Entire LSP

Total Development Area Yield	Planned Indicative Dwelling Yield	Percentage of Housing Type	City of Wanneroo Housing Strategy Requirement
Separate Housing	1755	67%	76.2%
Semi Detached / Town Houses	557	21%	14.4%
Flats and Apartment Units	312	12%	9.4%
TOTAL	2627	100%	100%

Neerabup Road Activity Corridor

Pracsys Economic Consultants have provided an indicative yield for commercial floor space on the Neerabup Activity Corridor in Tamala Park, based upon projected traffic volumes and associated demands. A range of yields for future commercial floor space is provided for Neerabup Road, equating to a minimum of 2,423m² and a maximum of 7,472m² commercial office floor space.

Based on the rate of urban development in established neighbouring localities and development on the urban fringe in Alkimos, planning for the provision of commercial floor space based on the lower yield estimate in the medium term provides the most acceptable scenario outcome for commercial office development in mixed use sites on Neerabup Road.

Community Facilities

Details of specific community facilities identified as imperative for inclusion within the Tamala Park development are as detailed in Attachment Six.

In summary, the development creates a need for a primary school with a shared oval, a community centre and sporting facilities such as tennis courts, youth spaces, child care centre and infant health clinic.

Land Allocation Metrics

The TPRC had indicated a target of 20% public open space (POS) should be attempted. The plan currently responds to this request showing 19% POS including the greenway. Based upon the land use allocations shown on the plan a total of 2,610 dwellings would be provided.

Land Areas											
Precinct	West Res	Med Res	Centre	Mixed use	Business	Total Devpmt	School	Pos	Roads/ paths/ Greenway	Total Public Purpose	Total Precinct Areas
1	12.83	8.21	0.17	0.00	0.00	21.20	0.00	1.02	10.20	11.22	32.42
2	9.68	12.65	0.71	0.00	2.09	25.13	0.00	12.50	12.84	25.34	50.46
3	17.39	2.43	0.00	2.50	0.00	22.32	3.50	9.53	10.17	23.20	45.52
4	8.19	15.71	0.91	5.71	0.00	30.51	0.00	3.28	14.05	17.33	47.84
Total	48.09	38.99	1.78	8.21	2.09	99.16	3.50	26.32	47.26	77.08	176.24
Percent	27%	22%	1%	5%	1%	56%	2%	15%	27%	44%	27%

Precinct	Residential units
1	488.44
2	619.62
3	540.25
4	962.37
Total	2,610.68

Staging

An indicative staging plan has been developed for the release of Tamala Park land. Attention is focused on building strong amenity during phases one and two of the development (in conjunction with the Clarkson District Centre) to provide an environment for phases three and four to potentially occur.

An Indicative Staging Plan of the LSP is included as Attachment Seven to this report.

Comments

The Structure Plan facilitates many elements of innovative design and provides the basis for a best practice sustainable land development. The plan has embraced the principles of Transport Orientated Development (TOD) – taking advantage of the proximity to the Clarkson Railway Station. The incorporation of mixed use has capitalised on the location of the development to Ocean Keys and provides additional flexibility in terms of housing choice.

The Green Link is a key feature of the development and meets a number of goals including conserving flora and fauna habitats, managing storm water and adding value to the amenity. This should serve to create demand.

The combination of TOD and mixed use zones have resulted in dwelling targets being set at the higher end of the spectrum for this location, at an average 14.5 units per hectare. Whether the market response positively or not to the higher density locations could well depend on the timing of the land releases – staging is critical if returns are to be maximised.

There are two perspectives for the Town to take. The first is that as a Local Government promoting sustainable practices, Tamala Park should be viewed as a demonstration project for the market to follow. This will mean that as detailed planning is undertaken, the TPRC should be cognisant that the design features – whilst innovative – have a market appeal to attract future developers to follow suit. In other words, the added ‘value’ must be matched with ‘price’ and ‘return’.

The second perspective is the view as land owner. Ultimately, the Town will be looking for a reasonable return from its share of the asset. Confidential Attachment Eight provides that the Town could expect cashflows over the life of the project (approximately ten years) of \$40 million. At this early stage, the Structure Plan would indicate that a reasonable return is achievable, however, thorough analysis should be undertaken by the TPRC on the value add of community infrastructure and facilities such as solar power generators and community and sporting infrastructure such as community centres, sports pavilions and skate parks.

POLICY/STATUTORY IMPLICATIONS:

There are no Policy or Statutory Implications related to this report.

FINANCIAL IMPLICATIONS:

Indicative estimates suggest that the Town could expect to receive \$40 million from land sales over ten years.

STRATEGIC DIRECTION:

Key outcome areas addressed include:

Community

- Quality services to meet identified community needs and expectations.

Governance

- Accountable and transparent governance
- Sound management practices

Communication

- Community engagement in planning and service delivery

Economic

- Financial sustainability
- Innovative service delivery

COMMUNITY CONSULTATION:

This matter has been assessed under the Community Consultation Policy. In accordance with the assessment criteria it was rated at Level 1, for which no community consultation is required.

ATTACHMENTS:

1. Principles, Objectives and Current Strategies of LSP
2. Opportunities and Constraints Analysis
3. Maps showing the 'Local Structure Plan' and the 'Indicative Development Plan'.
4. Precinct Area details
5. Precinct Planning Conditions - Land Use Permissibility
6. Community Facilities
7. Indicative Staging Plan of LSP
8. Financial Analysis (Confidential)

COUNCIL DECISION:
(ADMINISTRATION RECOMMENDATION)

Moved by Cr Berry, seconded by Cr Langer

That:

- (i) the Tamala Park Local Structure Plan be noted and the Tamala Park Regional Council be advised that the Town supports the plan and looks forward to the development being undertaken in a timely manner;**
- (ii) the Tamala Park Regional Council be requested to consult with the respective local government land owners on the developer contributions required by the City of Wanneroo and the planned investment in community infrastructure.**

Carried 8/0

FILE COPY



COR/26
D/09/3195

10 July 2009

Mr Rod Constantine
Chief Executive Officer
Tamala Park Regional Council
Room 3, Scarborough Civic Centre
173 Gildercliffe Street
SCARBOROUGH WA 6019

Dear Mr Constantine

TAMALA PARK – COMMON ISSUES

Thank you for the opportunity to meet with you over recent months to discuss a range of issues common to Mindarie Regional Council (MRC) and Tamala Park Regional Council (TPRC).

Consistent with those discussions, I now write to you to seek TPRC endorsement to the landfill development plan for the leased area at Tamala Park.

By way of background, MRC, at its meeting in October 2008, resolved inter alia, that Council:

- (i) *Approve the proposed final cap profile associated with the completion of Stage 2 land filling at Tamala Park*
- (ii) *Authorises the MRC Administration to discuss with the Tamala Park Regional Council the proposed final cap profile*

A copy of this item, plus attachments is enclosed.

This resolution also required discussion with TPRC in order to obtain endorsement to this plan, prior to the activation of a process with the Tamala Park landowners to obtain the lease amendment required to accommodate this plan. This lease amendment is required because the current lease provision is for the achievement of a buffer boundary coincident with the lease boundary by



end 2010, or to seek a time extension from the Tamala Park landowners. This TPRC endorsement is considered important on the basis of consideration of any buffer issues occurring within the overall context of the urban development.

In strategic terms the optimal landfill development plan i.e. utilisation of all available airspace for the benefit of member Councils and the community, will require buffer parameters as follows:

- Retraction of the buffer line to a location some 150m north of the existing lease boundary by end 2011.
- Retraction of the buffer line to a location coincident with the existing lease boundary by end 2019.

The enclosed sketch describes the "150m North" buffer line.

My understanding of the strategic issues for consideration by TPRC, in relation to this matter are as follows::

- Urban Development Staging (the compatibility of this staging with the revised Buffer Retraction Plan).
- Aesthetics (the likely impact of the revised Buffer Plan on the overall aesthetics, from a land development perspective).
- Rehabilitation (the variation, if any, to rehabilitative plan for MRC land, as a result of this revised Buffer Plan).
- Carnaby Cockatoo Issues (Impact on those as a result of the revised plan).
- Solar Array Proposal (impact of the revised plan on a proposal to establish a solar array over some of the utilised landfill area).
- Other issues (consideration of any other issues, in this context, relevant to the land development project).

I am available to discuss any aspect of this issue. I would be grateful if this matter could be addressed by TPRC at its meeting on 13 August 2009.

Yours sincerely



KEVIN F POYNTON
CHIEF EXECUTIVE OFFICER

*Encl Item 5 and attachments
Sketch of Preliminary Earthworks Design Contours & Pad Levels*

kp/cg

ITEM 5 **STAGE 1 – 2 TIE-IN LINER WORKS - PROPOSED WORKS & TENDER RECOMMENDATION**

Tender No: 13/93

File No: WST/111

Attachment(s): 1. Final Landfill Design Profile
 2. Tender 13/93 Golder Associates Tender Report and Recommendation

Author: Ian Watkins

SUMMARY

The purpose of this report is to provide Council with information associated with the final landfill design profile and the tender process and recommendation for the construction of the liner works to tie-in the existing Stage 2 landfill with the previously capped Stage 1 landfill.

BACKGROUND

Final Landfill Profile

As part of the development of Stage 2 landfill at Tamala Park it has always been intended that ultimately the waste mass would eventually extend over the western portion of the previously landfilled areas of Stage 1 to form a single domed shape up to an approved height of RL55m.

Following the significant development of Stage 2 landfill it has now been possible to accurately determine the proposed final landfill capped profile for the site. **Attachment One** to this report provides details of this proposed final landfill profile. The final landfill profile is consistent with the existing Stage 2 development approval.

The Tamala Park Regional Council (TPRC), as part of its development of the adjoining property to the north, has expressed interest in being advised of the proposed final landfill capped profile. The MRC is now in a position to provide this information. Discussion will now occur with TPRC on this proposal.

Landfill Liner Extension

Golder Associates was engaged by Council to provide engineering consultancy services for the design, tendering and construction superintendents for the expansion of the landfill liner over the western portion of Stage 1 landfill. As part of this appointment, tenders were called for the northern portion of the works.

The southern portion of the works can only be completed once the Stage 2 Phase 3 landfill area has been filled to approximately natural ground level. This is anticipated to occur by approximately 2014/2015.

DETAIL

Tender 13/93

The tendered scope of works included:

- Profiling previously capped areas.
- Exposure of existing landfill liner edges.
- Construction of a perimeter bund.
- Landfill gas collection system.
- Construction of a structural bridging layer.
- Liner installation.
- Leachate collection pipe installation.
- Leachate drainage layer installation.

Tender Process and Prices Received

Golder Associates has compiled a tender evaluation report and recommendation providing the details of the tender process and a summary of the prices received. The Golder Associates report is at **Attachment Two** to this report.

The Tender was advertised on Saturday 6 September 2008 and closed on Tuesday 23 September 2008. Five companies submitted tenders for the proposed works. **Table No. 1** provides a summary of the prices received.

Table No. 1 - Summary of Tender Prices

Item	Company	Tendered Price (Excl. GST)
1.	CECK Civil Construction Pty Ltd	\$923,390.29
2.	Industrial Road Pavers Pty Ltd	\$1,167,555.90
3.	JMS Civil and Mining Pty Ltd	\$1,386,501.00
4.	Thiess Services Pty Ltd	\$1,461,864.00
5.	Brierty Limited	\$1,725,148.21

Following the checking of the submitted tender prices there were a number of arithmetic errors identified. **Table No. 2** provides a summary of the corrected tender prices.

Table No. 2 - Summary of Corrected Prices

Item	Company	Corrected Tendered Price (Excl. GST)	Variance (Excl. GST)
1.	CECK Civil Construction Pty Ltd	\$923,390.29	\$0.00
2.	Industrial Road Pavers Pty Ltd	\$1,167,366.90	-\$189.00
3.	JMS Civil and Mining Pty Ltd	\$1,386,500.75	-\$0.25
4.	Thiess Services Pty Ltd	\$1,461,864.79	\$0.79
5.	Brierty Limited	\$1,725,088.72	-\$59.49

Selection Criteria

The following criteria were used to assess the tenders and determined the most advantageous offer presented:

- Previous Experience (25%).
- Key Personnel (20%).
- Subcontractors (10%).
- Plant and Equipment (10%).
- Construction Methodology (25%).
- Management Plans (10%).

Tender Assessment

Tenders received were assessed by Ian Watkins (MRC) and Liza du Preez (Golder Associates).

The tenders were checked for completeness, specifically in relation to the documents requested in the tender document. All the contractors, except Industrial Road Pavers provided sufficient documentation as requested.

Table No. 3 provides detail of the tender scoring against selection criteria.

Table No. 3 Tendered Scoring

Criteria	Weighting	Contractor				
		CECK Civil Const.	Indust. Road Pavers	JMS Civil & Mining	Thiess Services	Brierty Limited
Previous Experience	25%	1	0	5	5	0
Key Personnel	20%	2	2	5	5	2
Subcontractors	10%	5	5	5	5	0
Plant & Equipment	10%	5	5	5	5	5
Construction Methodology	25%	3	1	2	2	0
Management Plans	10%	0	2	5	5	0
Weighted Score		2.4	1.9	4.25	4.25	0.9

Of the five tenders received only two tenderers, JMS Civil and Mining Pty Ltd and Thiess Services Pty Ltd, had previous relevant experience to undertake the works (both companies have previously undertaken landfill lining works at Tamala Park). Hence, the determining factor between these two companies was based purely on a comparison of tendered prices. The offer from JMS Civil and Mining Pty Ltd was marginally less (\$75,364.04 or 5.1%) than that from Thiess Services Pty Ltd.

Although CECK Pty Ltd (\$823,390.29) and Industrial Road Pavers (\$1,167,366.90) tendered the two lowest prices, due to the lack of relevant experience with regards to landfill lining projects it was deemed that these two offers not be accepted.

Tender Award Recommendation

That the works be awarded to JMS Civil and Mining Pty Ltd as the tender provided appropriate previous relevant experience at a competitive price.

Contract Contingency

To cater for unforeseen minor changes in the scope of work during construction it is proposed that a 5% contingency allowance (\$70,000) be added to the awarded contract sum. This contingency allowance will not be part of the contract award value to the successful contractor, but be maintained and managed by the MRC Administration to cover necessary variations to the scope of work during the project.

CONSULTATION

Consultation has occurred with the following groups:

- Tamala Park operations staff
- Landfill Gas and Power
- DEC
- Golder Associates
- Dun & Bradstreet

STATUTORY ENVIRONMENT

Nil.

POLICY IMPLICATIONS

Current policy for contract variations is 10% of the contract value or \$50,000, whichever is the lower. It is requested at Recommendation (iv) that a greater value (\$100,000) be applied to this contract to cover unknown items that may eventuate as part of the contract works.

STRATEGIC IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Provision exists within the context of the Budget 2008/2009 for the proposed construction works. The Budget allocation is \$1.85m; hence, the contract award value of \$1,386,500.75 plus a contingency of \$70,000 (total value of \$1,456,500.75 excl. GST) is \$393,499.25 below budget.

MRC Administration has also undertaken an assessment of the JMS Civil and Mining Pty Ltd financial position and financial ability to undertake the works. The outcome of this assessment is that JMS Civil and Mining Pty Ltd is in a suitable financial position to undertake the works.

TECHNICAL WORKING GROUP – 10 OCTOBER 2008

The group discussed the following issues and the report was amended accordingly:

- Contract contingency/variation policy
-

RECOMMENDATION

That Council:

- (i) approve the proposed final cap profile associated with the completion of Stage 2 landfilling at Tamala Park
- (ii) authorises the MRC Administration to discuss with the Tamala Park Regional Council the proposed final cap profile
- (iii) accept the tenders from JMS Civil and Mining Pty Ltd submitted in response to Tender No. 13/93 for the Stage 1 – 2 Tie-In Liner Works to the value of \$1,386,500.75 (excluding GST)
- (iv) approve a contingency value of \$100,000 (excluding GST) to be managed by the MRC Administration to cover variations to the tendered scope of work

Motion: (Moved: Cr Butler Seconded: Cr Rose)

Mr Dhillon described the process to confirm the financial viability of the preferred tenderer, in response to a question.

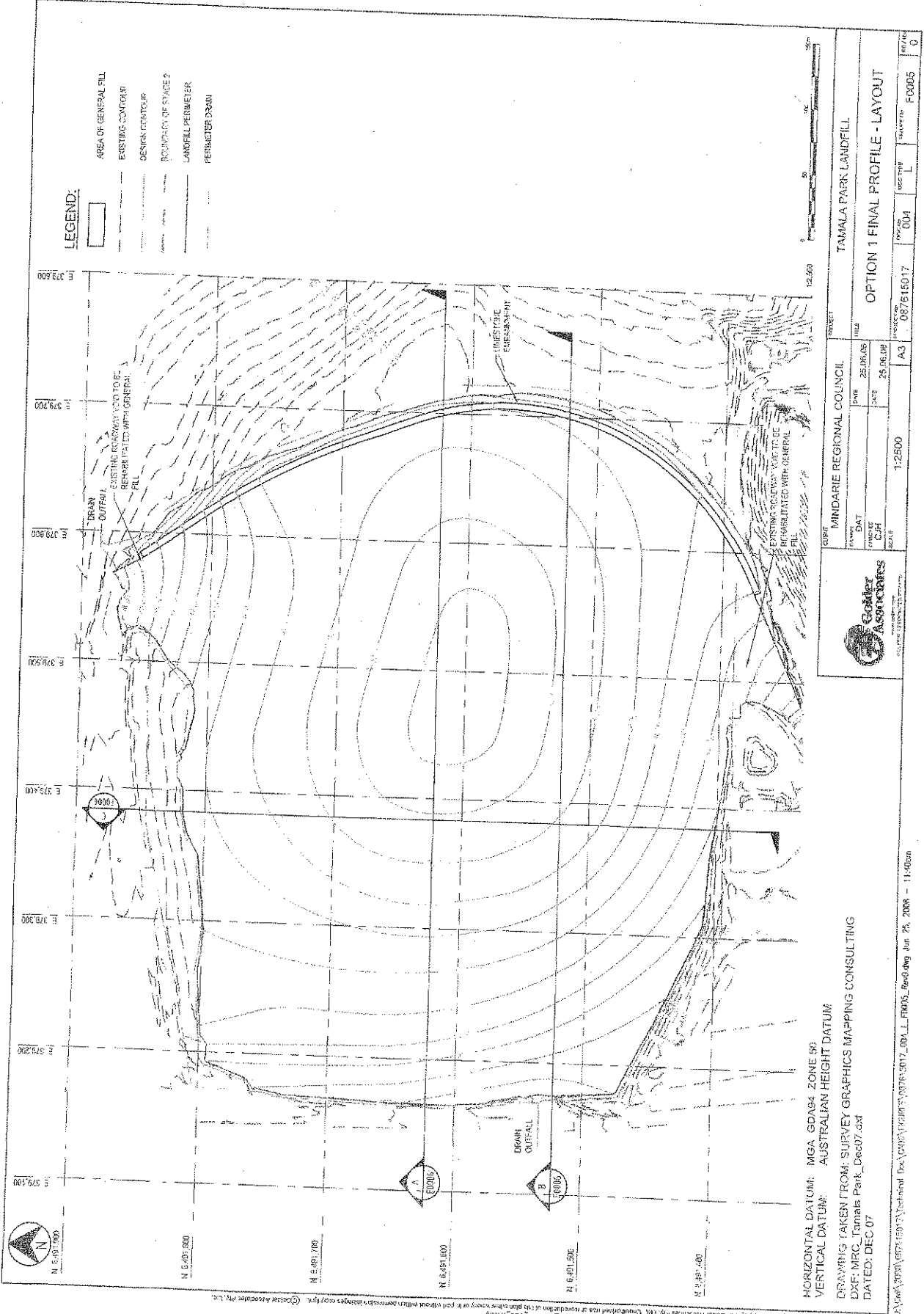
RECOMMENDATION

That Council:

- (i) **approve the proposed final cap profile associated with the completion of Stage 2 landfilling at Tamala Park**
- (ii) **authorises the MRC Administration to discuss with the Tamala Park Regional Council the proposed final cap profile**
- (iii) **accept the tenders from JMS Civil and Mining Pty Ltd submitted in response to Tender No. 13/93 for the Stage 1 – 2 Tie-In Liner Works to the value of \$1,386,500.75 (excluding GST)**
- (iv) **approve a contingency value of \$100,000 (excluding GST) to be managed by the MRC Administration to cover variations to the tendered scope of work**

(Carried: 11/0)

ATTACHMENT ONE
TO ITEM 5
TECHNICAL WORKING GROUP MEETING
10 OCTOBER 2008
TENDER 13/93
FINAL LANDFILL DESIGN PROFILE



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ATTACHMENT TWO
TO ITEM 5
TECHNICAL WORKING GROUP MEETING
10 OCTOBER 2008
TENDER 13/93
GOLDER ASSOCIATES TENDER REPORT AND RECOMMENDATION

24 September 2008

Project No. 087643413 002 L Rev0

Mr Ian Watkins
Mindarie Regional Council
PO Box 538
JOONDALUP WA 6919

**TAMALA PARK TENDER NO. 13/93 STAGE 1 – 2 TIE-IN LINER
TENDER ASSESSMENT**

Dear Ian

Mindarie Regional Council (MRC) called for tenders for the tie-in of the liners between stage 1 and 2 at the Tamala Park landfill. Golder Associates Pty Ltd (Golder) was appointed by the MRC to carry out the tender assessment on 10 September 2008. This letter describes the tender assessment.

1.0 INTRODUCTION

A tender meeting was held on 15 September 2008 at 9:00 am at the Tamala Park landfill for the construction of the tie-in liner between stage 1 and 2 of the landfill. The tenders closed at 10:00 am on 23 September 2008 at the landfill. The tenders were opened and signed by Ian Watkins (MRC) and Liza du Preez (Golder).

2.0 TENDERS RECEIVED AND TENDER PRICES

The tenders that were received and the tender prices are summarised in Table 1. The tenders are listed from lowest to highest based on the corrected values.

Table 1: Tenders received and tender prices

Tender Received From	Received Price (\$, excl GST)	Corrected Price (\$, excl GST)
CECK Pty Ltd	923,390.29	923,390.29
Industrial Road Pavers Pty Ltd	1,167,555.90	1,167,366.90
JMS Civil and Mining Pty Ltd	1,386,501.00	1,386,500.75
Thiess Services Pty Ltd	1,461,864.00	1,461,864.79
Brierty Limited	1,725,148.21	1,725,088.72

3.0 TENDER EVALUATION

The tenders were assessed on a number of different aspects, including the assessment criteria provided in the tender document, tender price and previous experience.

3.1 Tender Assessment based on Tender Criteria

The tenders were assessed based on the criteria provided in the tender document. The scores allocated to the contractors are presented in Table 2.

Table 2: Tender Scoring

Criteria	Weighting	Contractor				
		CECK Pty Ltd	Industrial Road Pavers Pty Ltd	JMS Civil and Mining Pty Ltd	Thiess Services Pty Ltd	Brierty Limited
Previous Experience	25%	1	0	5	5	0
Key Personnel	20%	2	2	5	5	2
Subcontractors	10%	5	5	5	5	0
Plant & Equipment	10%	5	5	5	5	5
Construction Methodology	25%	3	1	2	2	0
Management Plans	10%	0	2	5	5	0
Weighted Score		2.4	1.9	4.25	4.25	0.9

The minimum score that can be achieved is 0 and the maximum score 5. The highest scores comply best with the requirements. Thiess and JMS scored the highest.

3.2 Completeness of Tender

The tenders were checked for completeness, specifically in relation to the documents requested in the tender document. All the contractors, except Industrial Road Pavers provided all the documentation requested.

3.3 Tender Price and Rates

The price calculations were checked. Differences were noted (Refer Table 1), however, it did not change the ranking of the tenders. The differences are due to rounding errors or calculation errors in the instance of Industrial Road Pavers.

3.4 Tender Conditions

Only Thiess and JMS had conditions attached to their tender. The conditions are discussed in Table 3.

Table 3: Tender Conditions

Condition	Response
JMS Civil and Mining Pty Ltd	
Unlimited liquidated damages are an unacceptable risk to the Board and they request the opportunity to agree on a limit to the level of liquidated damages. Upon requested JMS proposed a limit of 5% of the Contract Sum.	5% of the Contract Sum would be \$69,325.04.
An additional 2 weeks construction period is requested if the project is to be constructed over the Christmas period	Acceptable
The geomembrane liner is imported and based on an exchange rate of AUD 1.00 = USD 0.855. Movement of the exchange rate value prior to contract award may require an adjustment of the cost. Upon request, JMS indicated that 75% of the rate for item 7.1 is for supply. As an alternative, they propose accepting the risk for an additional \$10,100.	The percentage breakdown provided is acceptable. The addition of \$10,100 to the tender price will not affect the ranking.
Thiess Services Pty Ltd	
Thiess requested several amendments to the conditions of contract.	Comment on the requested amendments are provided in Attachment A

3.5 Construction Period

The construction periods offered by the contractors are presented in Table 4. The construction periods proposed by the contractors are acceptable.

Table 4: Construction Period

CECK Pty Ltd	Industrial Road Pavers Pty Ltd	JMS Civil and Mining Pty Ltd	Thiess Services Pty Ltd	Brierty Limited
14 weeks	14 weeks	16 weeks	16.5 weeks	16.5 weeks

3.6 Previous Experience and Subcontractors

The contractors were assessed for relevant previous experience based on the information they provided in their tenders and previous experience of Golder with these contractors.

Table 5: Relevant Experience

CECK Pty Ltd	Industrial Road Pavers Pty Ltd	JMS Civil and Mining Pty Ltd	Thiess Services Pty Ltd	Brierty Limited
Limited experience on similar projects	No relevant experience	Extensive experience on similar projects and at Tamala Park	Extensive experience on similar projects and at Tamala Park	Civil earthworks experience, no indication of landfill or liner experience
ALTA	Not provided	West Coast Lining Systems or Jaylon	West Coast Lining Systems	Not provided

4.0 RECOMMENDATION

Based on the above assessment and the price offered by the Contractors for the Phase 1 – 2 tie-in liner, Golder recommend that JMS Civil and Mining Pty Ltd be appointed for the construction work.

5.0 CLOSURE

We trust the above meets with your requirements. Please contact the undersigned should you require any further details or clarification.

GOLDER ASSOCIATES PTY LTD



Liza du Preez
Senior Landfill Engineer

LDP/KF/ldp

Attachments: A – Thiess Services' Proposed Amendments to Contract Conditions

ATTACHMENT A

Thiess Services' Proposed Amendments to Contract Conditions



THIESS PRE-TENDER CONTRACT CONDITIONS REVIEW
MINDARIE REGIONAL COUNCIL – TAMALA PARK LANDFILL – TENDER NUMBER 13/93
STAGE 1 – 2 TIE-IN LINER WORKS

THIESS SERVICES' OFFER IS CONDITIONAL UPON ACCEPTANCE OF THESE DEPARTURES

Clause Number	Issue	Proposed Amendment
Conditions of Tendering		
Clause 3.11.3	<p>Some of the policies required are established by legislation and cannot comply. The words need to be added for clarity.</p> <p>Our insurance adviser has requested deletion of the words "guests, consultants" and queried why Thiess Services' insurances should extend to protect "guests" or "consultants" and advised that such parties should procure their own coverage.</p>	<p>Last paragraph: At the start insert "Where permitted by law," Acceptable</p> <p>Last paragraph, line 1: Delete "guests, consultants". If they are guests or consultants of Thiess they must be covered by their insurance.</p>
Clause 3.20	<p>Thiess Services does agree to accept responsibility or liability/costs associated with industrial action beyond its control, eg. industry-wide strike action.</p>	<p>Insert as a new last paragraph: "Notwithstanding the obligations imposed on the Contractor by this clause, the Contractor shall not bear responsibility for, or be required to meet any costs or liabilities associated with, industrial action or disputes over which it has no control, including disputes of an industry-wide, state-wide or national wide nature." Acceptable</p>



Clause Number	Issue	Proposed Amendment
Existing Special Conditions of Contract – Amendments to AS2124-1992		
Clause 15	Thiess Services does not object to the liability to indemnify Mindarie Regional Council (“MRC”) introduced by this new wording but requests the principle of proportional reduction of liability applying to the remainder of the General Conditions also apply to this new wording.	<p>In the 4th line of the new 4th paragraph insert the word “Contractor’s” before the words “execution of”.</p> <p>Acceptable</p> <p>Insert as a new 5th paragraph: “The Contractor’s liability under the indemnities in this clause 15 (and any other indemnities in this Contract) shall be reduced proportionally to the extent that an act or omission of the Principal or the employees, agents, or other contractors of the Principal may have contributed to the relevant liability, cost, loss, expense, action, suit or demand.”</p> <p>Acceptable</p>
Clause 49	Thiess Services does not object to the concept of a force majeure provision but seeks to clarify the extent to which it applies to industrial action.	<p>In the new 2nd paragraph, after “strikes” insert “(including disputes of an industry-wide, state-wide or nation-wide nature)”.</p> <p>Acceptable</p>



Clause Number	Issue	Proposed Amendment
<p>Clause 50</p>	<p>Thiess Services does not object to the concept of the limit of its liability under the Contract being capped at 20% of the contract value but wishes to clarify the wording used. Whilst the new wording proposed may appear long-winded, it does serve to remove uncertainties created by the brief sentence put forward by MRC.</p> <p>Subclause c) is requested by Thiess Services in line with its corporate limits of liability policy requiring that it not accept responsibility for consequential loss incurred by MRC.</p>	<p>Delete the current wording and insert:</p> <p>Limitation of Liability</p> <p>a) Subject to subclause c), the Contractor shall indemnify the Principal for any liability the Principal incurs due to any act or omission of the Contractor in its performance of the Works under this Contract except to the extent that an act or omission of the Principal or the employees, agents, or other contractors of the Principal may have contributed to such liability.</p> <p>Acceptable</p> <p>b) Notwithstanding any other clause of this Contract, the total extent of the Contractor's aggregate liability to the Principal (including, for the avoidance of doubt, liability to pay liquidated damages) whether arising under or in connection with this Contract or the performance or non-performance thereof or anything incidental thereto, and whether by way of indemnity, by statute (to the extent it is possible to limit such liability), in tort (for negligence or otherwise) or on any other basis in law or in equity, is limited to an amount equivalent to 20% of the Contract Sum payable by the Principal to the Contractor.</p> <p>Acceptable</p> <p>c) Notwithstanding any other provision in this Contract, the Contractor shall not be liable to the Principal for any loss of use, production, sales, opportunity, revenue, profit or anticipated profit or economic loss or for any kind of special, incidental or indirect or loss or damage whatsoever."</p>



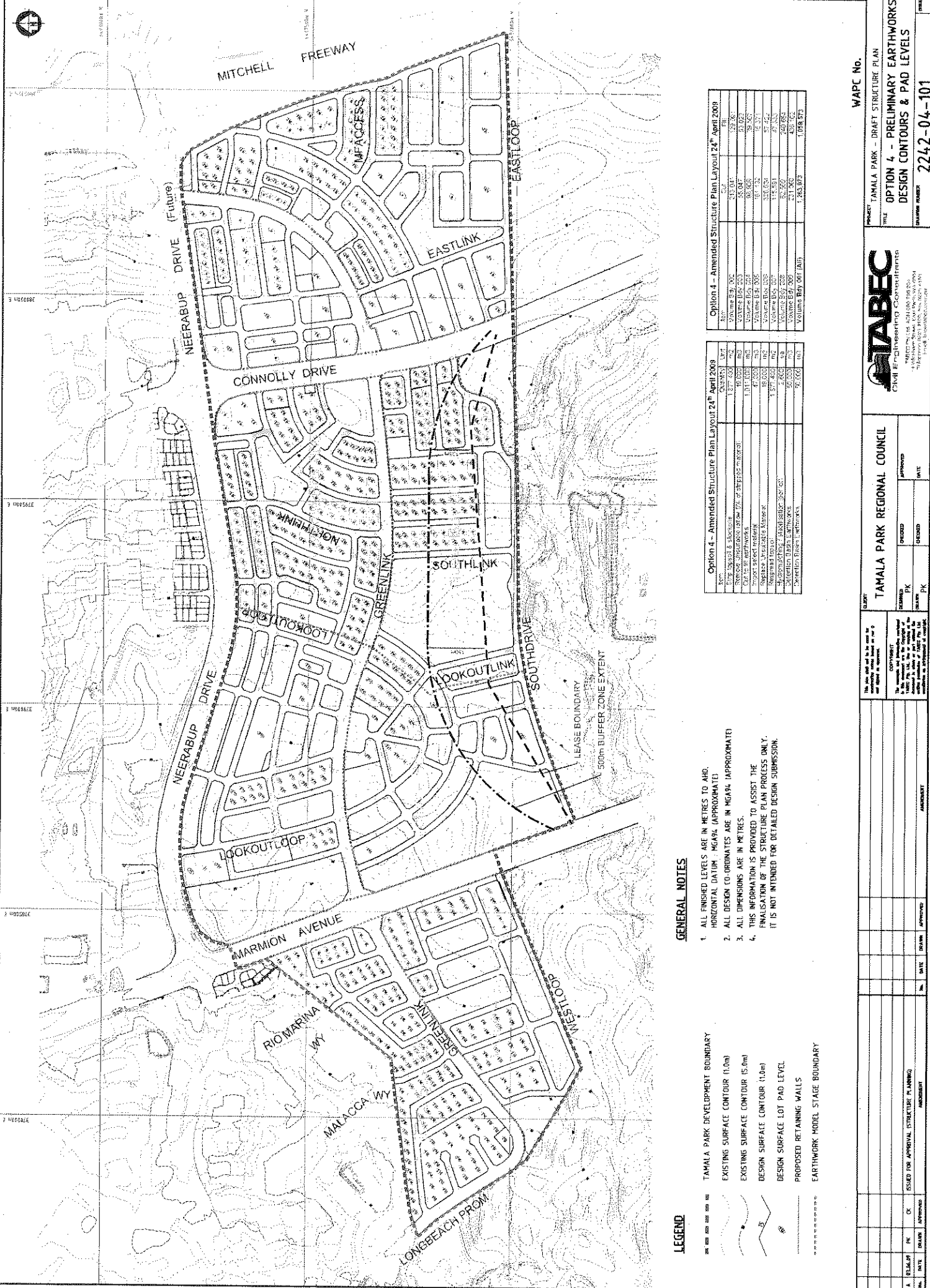
Clause Number	Issue	Proposed Amendment
		<p>Not Acceptable – We suggest the following: Notwithstanding any other provision in this contract, neither party shall be liable to the other for any direct, consequential, incidental or special loss or damage (including, but not limited to loss of use, production, sales, opportunity, revenue, profit, anticipated profit, or payment of liquidated sums or damages under any other agreement)</p>
<p>New Special Conditions of Contract – Amendments to AS2124-1992</p>		
<p>Clause 16.3</p>	<p>Thiess Services' insurance adviser has requested this amendment to clause 16.3 – Excepted Risks. This uninsured risk is similar to war and other excepted risks that are borne by the Principal.</p>	<p>Clause 16.3: Insert the following sub-clause after sub-clause (f): “(g) terrorism (if and only to the extent coverage for a terrorist act is not made available to the Contractor under the Terrorism Insurance Act 2003 (Cth))”. Acceptable</p>
<p>Clause 18</p>	<p>Thiess Services requests this amendment to Clause 18 - Insurance of the Works.</p>	<p>Clause 18, line 9: Amend to read: “The insurance cover may (in addition to other industry standard exclusions) exclude:”; Not acceptable, other industry standard exclusions to be defined Clause 18, lines 29 and 30: Amend to read “The insurance policy shall note the interests of the Principal to the extent that the Principal has an insurable interest and all subcontractors employed.....”. Acceptable</p>
<p>Clause 18(v)</p>	<p>Thiess Services' insurance adviser has requested deletion of this clause.</p>	<p>Delete clause 18(v). Do not delete</p>



Clause Number	Issue	Proposed Amendment
Clause 19	Thiess Services requests this amendment to Clause 19 - Public Liability Insurance.	<p>Clause 19, line 46: Amend to read "Policy of insurance which shall note the interests of the Principal which covers the Contractor....."; Acceptable</p> <p>Clause 19, line 48: Amend to read: "time to time in relation to the Contractor's performance of the work under the Contract for their respective rights and obligations". Acceptable</p>
Clause 20	Thiess Services requests this amendment to Clause 20 - Insurance of Employees.	Delete paragraph 2. Acceptable, or can be left in
Clause 21.3	Thiess Services' insurance adviser has requested this amendment to Clause 21.3 - Notices from or to the Insurer.	<p>Clause 21.3: Delete and insert the following wording: "The party effecting insurance under Clause 18 or Clause 19 shall ensure that each policy of insurance contains a provision acceptable to the other party that will provide that a notice of claim given to the insurer by the Principal, the Superintendent, the Contractor or a subcontractor shall be accepted by the insurer as a notice of claim given by the Principal, the Superintendent, the Contractor and the subcontractor.</p> <p>The party effecting insurance under Clause 18 or Clause 19 shall ensure that whenever the insurer gives to that party:</p> <p>(a) a notice of cancellation of the policy or other notice concerning the policy that may, in respect of this Contract, affect the insurance cover or the terms of the policy; or</p> <p>(b) a notice of that party's failure to renew the policy or to pay a</p>



Clause Number	Issue	Proposed Amendment
		<p>premium concerning the policy, that party shall as soon as practicable provide the other party with a copy of the notice received from the insurer.” Acceptable</p>
General Conditions of Contract – Annexure Part A		
	<p>The item that applies to clause 18(ii) relating to “the assessment for insurance purposes of the costs of demolition and removal of debris” needs to be amended to reflect the wording of Thiess Services’ insurance policy.</p>	<p>Delete “\$10,000.00” and insert “20% of loss (subject to a maximum amount each and every loss of \$15,000,000 any one occurrence”. Not acceptable</p>
	<p>The item that applies to clause 18(v) relating to “additional amount or percentage” should be marked as not applicable in light of the requested amendment by Thiess Services’ insurer to that clause.</p>	<p>Delete “10% of Contract Sum” and insert “Not applicable”. Not acceptable</p>
General Conditions of Contract - Annexure Part B – Will be changed as applicable depending on changes made		
Part 2	<p>Add further clauses now amended (if request approved).</p>	<p>Insert, where applicable, the following additional amended clauses to those already listed: “16, 18, 19, 20, 21”.</p>
Part 3	<p>Add new clause 50 to list of additional clauses.</p>	<p>At the end, add “Clause 50 – Limitation of Liability”.</p>



GENERAL NOTES

1. ALL FINISHED LEVELS ARE IN METRES TO AHD. HORIZONTAL DATUM : MGA94 (APPROXIMATE)
2. ALL DESIGN CO-ORDINATES ARE IN MGA94 (APPROXIMATE)
3. ALL DIMENSIONS ARE IN METRES.
4. THIS INFORMATION IS PROVIDED TO ASSIST THE FINALISATION OF THE STRUCTURE PLAN PROCESS ONLY. IT IS NOT INTENDED FOR DETAILED DESIGN SUBMISSION.

LEGEND

- TAMALA PARK DEVELOPMENT BOUNDARY
- EXISTING SURFACE CONTOUR (1.0m)
- EXISTING SURFACE CONTOUR (5.0m)
- DESIGN SURFACE CONTOUR (1.0m)
- DESIGN SURFACE LOT PAD LEVEL
- PROPOSED RETAINING WALLS
- EARTHWORK MODEL STAGE BOUNDARY

Option 4 - Amended Structure Plan Layout 24 th April 2009		
NO.	DESCRIPTION	AREA (SQM)
1	Lot 1	1,377.45
2	Lot 2	1,377.45
3	Lot 3	1,377.45
4	Lot 4	1,377.45
5	Lot 5	1,377.45
6	Lot 6	1,377.45
7	Lot 7	1,377.45
8	Lot 8	1,377.45
9	Lot 9	1,377.45
10	Lot 10	1,377.45
11	Lot 11	1,377.45
12	Lot 12	1,377.45
13	Lot 13	1,377.45
14	Lot 14	1,377.45
15	Lot 15	1,377.45
16	Lot 16	1,377.45
17	Lot 17	1,377.45
18	Lot 18	1,377.45
19	Lot 19	1,377.45
20	Lot 20	1,377.45
21	Lot 21	1,377.45
22	Lot 22	1,377.45
23	Lot 23	1,377.45
24	Lot 24	1,377.45
25	Lot 25	1,377.45
26	Lot 26	1,377.45
27	Lot 27	1,377.45
28	Lot 28	1,377.45
29	Lot 29	1,377.45
30	Lot 30	1,377.45
31	Lot 31	1,377.45
32	Lot 32	1,377.45
33	Lot 33	1,377.45
34	Lot 34	1,377.45
35	Lot 35	1,377.45
36	Lot 36	1,377.45
37	Lot 37	1,377.45
38	Lot 38	1,377.45
39	Lot 39	1,377.45
40	Lot 40	1,377.45
41	Lot 41	1,377.45
42	Lot 42	1,377.45
43	Lot 43	1,377.45
44	Lot 44	1,377.45
45	Lot 45	1,377.45
46	Lot 46	1,377.45
47	Lot 47	1,377.45
48	Lot 48	1,377.45
49	Lot 49	1,377.45
50	Lot 50	1,377.45
51	Lot 51	1,377.45
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66	Lot 66	1,377.45
67	Lot 67	1,377.45
68	Lot 68	1,377.45
69	Lot 69	1,377.45
70	Lot 70	1,377.45
71	Lot 71	1,377.45
72	Lot 72	1,377.45
73	Lot 73	1,377.45
74	Lot 74	1,377.45
75	Lot 75	1,377.45
76	Lot 76	1,377.45
77	Lot 77	1,377.45
78	Lot 78	1,377.45
79	Lot 79	1,377.45
80	Lot 80	1,377.45
81	Lot 81	1,377.45
82	Lot 82	1,377.45
83	Lot 83	1,377.45
84	Lot 84	1,377.45
85	Lot 85	1,377.45
86	Lot 86	1,377.45
87	Lot 87	1,377.45
88	Lot 88	1,377.45
89	Lot 89	1,377.45
90	Lot 90	1,377.45
91	Lot 91	1,377.45
92	Lot 92	1,377.45
93	Lot 93	1,377.45
94	Lot 94	1,377.45
95	Lot 95	1,377.45
96	Lot 96	1,377.45
97	Lot 97	1,377.45
98	Lot 98	1,377.45
99	Lot 99	1,377.45
100	Lot 100	1,377.45

PROJECT TAMALA PARK - DRAFT STRUCTURE PLAN
OPTION 4 - PRELIMINARY EARTHWORKS DESIGN CONTOURS & PAD LEVELS
 DRAWING NUMBER 2242-04-101
 SHEET A

TAMALA PARK REGIONAL COUNCIL
 APPROVED
 DATE

ATABEC
 Civil Engineering Consultants
 10/1155 North East Road, North East, QLD 4287
 Telephone: 07 5500 9900
 Fax: 07 5500 9901
 Email: info@atabec.com.au
 Website: www.atabec.com.au

ISSUED FOR APPROVAL (STRUCTURE PLAN ONLY)
 APPROVED
 DATE

TPRC Budget Summary 2009-2010

1	9		Item	Hyperlink	Total	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	
2			Income															
3			I03 - GENERAL PURPOSE FUNDING	4%														
4	9 I		I032020 - Contributions															
5	9 I		I032030 - Interest on Investment	17,231,945	627,688	627,688	60,312	60,315	52,250	52,167	51,964	51,525	51,211	50,841	50,412	50,137	48,363	48,191
6	9 I		I145010 - Reimbursements															
7			Total I03 - GENERAL PURPOSE FUNDING		-													
8	9		Total Income		627,688	627,688	60,312	60,315	52,250	52,167	51,964	51,525	51,211	50,841	50,412	50,137	48,363	48,191
9			Expenditure		-													
10			E041 - Membership		-													
11	9 O		E041005 - Mayoral Allowance		6,000	6,000	-	1,500	-	1,500	-	-	1,500	-	-	1,500	-	
12	9 O		E041010 - Deputy Mayor Allowance		1,500	1,500	-	375	-	375	-	-	375	-	-	375	-	
13	9 O		E041015 - Elected Members Remuneration- misc		-													
14	9 O		E041016 - Travelling		-													
15	9 O		E041017 - Attendance Fees		-													
16	9 O		E041018 - Composite Allowance		91,000	91,000	-	22,750	-	22,750	-	-	22,750	-	-	22,750	-	
17	1		E041020 - Conference Expenses	Green Building Annual Conf	4,000	4,000			4,000									
18	1		E041020 - Conference Expenses	Solar Cities 2010	4,000	4,000								4,000				
19	9 O		E041020 - Conference Expenses	Total E041020	8,000	8,000	-	-	4,000	-	-	-	-	4,000	-	-	-	
20	9 O		E041025 - Training		-													
21	9 O		E041030 - Other Costs		7,500	7,500	-				3,500						4,000	
22	9		Total E041 - Membership		114,000	114,000	-	24,625	-	4,000	24,625	3,500	-	24,625	4,000	-	24,625	4,000
23			E145 - Administration															
24	9 E		E145005 - Salaries - Basic Costs		390,986	390,986	24,707	16,472	16,472	16,472	39,164	39,001	36,303	36,303	36,303	37,083	37,083	55,624
25	9 E		E145007 - Salaries Occ. Superannuation		35,142	35,142	2,224	1,482	1,482	1,482	3,525	3,463	3,267	3,267	3,267	3,337	3,337	5,006
26	9 E		E145009 - Salaries WALGS Superannuation		1,486	1,486	405	270	270	270	-	-	-	-	-	-	-	-
27	9 E		E145011 - Advertising Staff Vacancies		9,000	9,000	-	3,000	-	-	-	-	-	-	-	-	-	6,000
28	9 E		E145013 - Fringe Benefits Tax		-													
29	9 E		E145015 - Insurance W/comp.		7,038	7,038	-	3,519	-	3,519	-	-	-	-	-	-	-	
30	9 E		E145017 - Medical Exam. Costs		150	150				150								
31	9 E		E145019 - Staff Training & Dev.		1,050	1,050	-	600	-	-	-	450	-	-	-	-	-	
32	9 E		E145021 - Telephone - Staff Reimbursement		600	600				120		120		120		120	120	
33	9 MO		E145022 - Rates Paid															
34	9 MO		E145023 - Security Costs															
35	1		E145025 - Other Accom & Property Costs	Lease Fees	4,341	4,341	274	330	562	330	418	618	274	330	274	330	274	330
36	1		E145025 - Other Accom & Property Costs	Minor Accomodation changes Eg Lighting	1,000	1,000												1,000
37	9 MO		E145025 - Other Accom & Property Costs	Total E145025	5,341	5,341	274	330	562	330	418	618	274	330	274	330	274	1,330
38	5		E145027 - Advertising General	Notice of Forum - Future Plan	1,200	1,200			1,200									
39	5		E145027 - Advertising General	Advertising Forum - MRC Master Plan	1,000	1,000			1,000									
40	5		E145027 - Advertising General	Radio Ref Overall Plan	600	600						600						
41	5		E145027 - Advertising General	Project Manager - Dev, Marketing & Sale	4,000	4,000			4,000									
42	5		E145027 - Advertising General	Expr Int - Solar Grid Devmnt	2,000	2,000									2,000			
43	5		E145027 - Advertising General	General	1,000	1,000	10											990
44	9 MO		E145027 - Advertising General	Total E145027	9,800	9,800	10	-	-	6,200	-	-	-	600	2,000	-	-	990
45	5		E145029 - Advertising Public/Statutory	Future plan	800	800					800							
46	5		E145029 - Advertising Public/Statutory	Structure Plan Consultation	1,000	1,000			1,000									
47	5		E145029 - Advertising Public/Statutory	Council Meeting Schedules	800	800					800							
48	5		E145029 - Advertising Public/Statutory	Major land Trans - Acq Govt land	800	800				800								
49	5		E145029 - Advertising Public/Statutory	Major land Trans - Acq Office Prop Clarkson	800	800											800	
50	5		E145029 - Advertising Public/Statutory	Local laws Standing Orders review	1,800	1,800		800										1,000
51	9 MO		E145029 - Advertising Public/Statutory	Total E145029	6,000	6,000	-	800	-	1,000	800	1,600	-	-	-	-	800	1,000
52	9 MO		E145031 - Graphics Consumables		700	700			700									
53	9 MO		E145033 - Photocopying		1,320	1,320	110	110	110	110	110	110	110	110	110	110	110	110
54	9 MO		E145035 - Photography		-													
55	9 MO		E145037 - Postage, Courier & Freight		400	400			40	40	40	40	40	40	40	40	40	40
56	9 MO		E145039 - Printing		2,200	2,200						1,100	1,100					
57	9 MO		E145041 - Signage/Decals		100	100									100			
58	9 MO		E145043 - Stationery		600	600		100		100			100			100		100
59	9 MO		E145045 - Other Admin Expenses		1,000	1,000												1,000
60	9 MO		E145047 - Telephone expense		2,117	2,117	176	176	176	176	176	176	176	176	176	176	176	176
61	9 MO		E145051 - After Hours Telephone Service		-													
62	9 MO		E145053 - Bank Charges		300	300	25	25	25	25	25	25	25	25	25	25	25	25
63	9 MO		E145055 - Credit Charges		60	60						60						
64	9 PC		E145057 - Audit Fees		13,800	13,800	1,500	-	7,300	-	-	2,500	2,500	-	-	-	-	-
65	1		E145059 - Membership Fees	Walgga- Assocoate Me http://www.waga.asn.au	3,000	3,000		3,000										
66	1		E145059 - Membership Fees	Green Buildg Council http://www.gbcaus.org/	3,850	3,850				3,850								

TPRC Budget Summary 2009-2010

1	9		Item	Hyperlink	Total	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10
67	1	E145059 · Membership Fees	WA Sustainable Ener	http://www.wasea.com.au	300			300									
68	1	E145059 · Membership Fees	Water		200												200
69	1	E145059 · Membership Fees	Conservation		200												200
70	9 MO	E145059 · Membership Fees	Total E145059		7,550		3,000	300	3,850								400
71	1	E145061 · Legal Expenses	Contract Development - New Staff members		3,000		1,500				1,500						
72	1	E145061 · Legal Expenses	Develop Partnership Contract		10,000			5,000	2,500	2,500							
73	1	E145061 · Legal Expenses	Contract of Sale - Govt Land at Station		1,000				1,000								
74	1	E145061 · Legal Expenses	GST Advice		3,000								1,500	1,500			
75	1	E145061 · Legal Expenses	Contract Development - Sales Packages		3,000					1,000	1,000		1,000				
76	1	E145061 · Legal Expenses	Generic Contract development Estate Services		4,000							2,000			2,000		
77	1	E145061 · Legal Expenses	General Local Government Act		46,000						4,000	7,000	7,000	7,000	7,000	7,000	7,000
78	9 MO	E145061 · Legal Expenses	Total E145061		70,000		1,500	5,000	3,500	3,500	6,500	9,000	9,500	8,500	9,000	7,000	7,000
79	9 MO	E145063 · Conveyancing Expenses			500								500				
80	1	E145065 · Surveyors Fees	NPS Excise areas and stockpile contours		4,000					4,000							
81	1	E145065 · Surveyors Fees	First Precinct Subdivision work		30,000								15,000	15,000			
82	9 PC	E145065 · Surveyors Fees	Total E145065		34,000					4,000			15,000	15,000			
83	9 MO	E145067 · Title Searches	Govt land particularly for covenants		100						100						
84	1	E145069 · Valuation Fees	Valuation For Contributed equityasset Values		2,000												2,000
85	1	E145069 · Valuation Fees	Valuation for Govt land Negotiation		9,000						9,000						
86	1	E145069 · Valuation Fees	Valuation for Financial Plan		5,000												5,000
87	9 PC	E145069 · Valuation Fees	Total E145069		16,000						9,000						7,000
87	1	E145071 · Other Professional Fees	Human Relations		38,000	15,000	15,000		8,000								
87	1	E145071 · Other Professional Fees	GST Advice		1,000												1,000
88	9 PC	E145071 · Other Professional Fees	Total E145071		39,000	15,000	15,000		8,000								1,000
89	1	E145073 · Public Relations															
90	1	E145073 · Public Relations															
91	9 MO	E145073 · Public Relations															
92	1	E145075 · Promotions	Future plan		1,000					1,000							
93	1	E145075 · Promotions	Structure Plan - Brochures/Graphics		12,000				6,000	6,000							
94	1	E145075 · Promotions	Sustainability plan/Gen promotions		85,000				5,000		10,000	20,000			10,000	20,000	20,000
95	1	E145075 · Promotions	Feed-In Electrical Tariffs		2,000									2,000			
96	9 MO	E145075 · Promotions	Total E145075		100,000				11,000	7,000	10,000	20,000		2,000	10,000	20,000	20,000
97	1	E145077 · Business Hospitality Expenses	Public Forums - Future plan		1,000					1,000							
98	1	E145077 · Business Hospitality Expenses	Public Forums - conservation/Energy		1,000						1,000						
99	1	E145077 · Business Hospitality Expenses	Public Forum master Plan Tamala Park Regional C		1,000											1,000	
100	9 MO	E145077 · Business Hospitality Expenses	Total E145077		3,000					1,000	1,000					1,000	
101	1	E145071 · Other Professional Fees	Structure Planning Completion of existing		90,000	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250				
102	1	E145071 · Other Professional Fees	Specific Packages - Green Subdivision, Constructio		40,000						10,000	10,000	10,000	10,000			
103	1	E145071 · Other Professional Fees	Project financial planning /stage Viability		10,000					10,000							
104	1	E145071 · Other Professional Fees	Hydrology - Storwater management 7 Interim Return		30,000		6,000	6,000	6,000	6,000	6,000						
105	1	E145071 · Other Professional Fees	Flora & Fauna additional for Federal Approvals		30,000		15,000	15,000									
106	1	E145071 · Other Professional Fees	Solar Energy Generation		30,000				15,000	15,000							
107	1	E145071 · Other Professional Fees	Communication Facilities		30,000			10,000	10,000	10,000							
108	1	E145071 · Other Professional Fees	Landscape & Environmental Detail Planning		38,000					9,500	9,500	9,500	9,500				
109	1	E145071 · Other Professional Fees	Engineering for final contours and Grades		48,000							16,000	16,000	16,000			
110	1	E145071 · Other Professional Fees	MRC Landfill Closed site Closed Site /Integration Pl		25,000				8,333	8,333	8,333						
111	9 PC	E145079 · Consultancy	Total E145079		371,000	11,250	32,250	42,250	50,583	70,083	45,083	46,750	46,750	26,000			
112	1	E145081 · Professional Retainer	Haynes Norton Accounting Consultant		12,900	3,400	2,600	600	900	600	600	900	600	600	900	600	600
113	1	E145081 · Professional Retainer	Professional Project Manager Partner		75,000					15,000	15,000	15,000	15,000	15,000			
114	1	E145081 · Professional Retainer	Web Development & Maintenance		4,100		1,500	260	260	260	260	260	260	260	260	260	260
115	9 PC	E145081 · Professional Retainer	Total E145081		92,000	3,400	4,100	860	1,160	15,860	15,860	16,160	15,860	15,860	1,160	860	860
116	1	E145083 · Research	Communications Systems ownership		8,000								8,000				
117	1	E145083 · Research	Energy management and Green Credit opportunities		5,000									5,000			
118	1	E145083 · Research	LED Lighting/signage and management agreements		10,000									5,000	5,000		
119	1	E145083 · Research	Tramway Energy Use & Financial Feasibility		14,000								5,000	5,000	2,000	2,000	
120	1	E145083 · Research	Other														
121	9 MO	E145083 · Research	Total Research E145083		37,000								13,000	15,000	7,000	2,000	
122	9 PC	E145085 · External Contract Services															
123	1	E145087 · Computer Software Mtce	QuickBooks Licence		700		700										
124	1	E145087 · Computer Software Mtce	Web software		150				150								
125	9 MO	E145087 · Computer Software Mtce	Total Computer Software Mtce E145087		850		700		150								
126	1	E145089 · Computer Software Purchase	Dss License		700				700								
127	1	E145089 · Computer Software Purchase	Photoshop_Illustrator License		900						900						
128	1	E145089 · Computer Software Purchase	Project management		1,000		1,000										
129	1	E145089 · Computer Software Purchase	Adobe Acrobat Pro/General Software		7,400		800								6,600		
130	9 MO	E145089 · Computer Software Purchase	Total Computer Software Purchase E145089		10,000		1,800		700		900				6,600		
131	9 MO	E145091 · Computer Sundries			1,000				200		400						400
132	9 MO	E145092 · Data Communication Links	Amcon Contract		948	79	79	79	79	79	79	79	79	79	79	79	79

TPRC Budget Summary 2009-2010

1	9		Item	Hyperlink		Total	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	
133	1	E145093	Internet Provider Costs	Firewall, spam filtering, anti-virus		1,320	1,320	110	110	110	110	110	110	110	110	110	110	110	
134	1	E145093	Internet Provider Costs	Westnet Internet Hosting		394	394	-	-	394	-	-	-	-	-	-	-	-	
135	1	E145093	Internet Provider Costs	Net Registry		62	62	-	-	62	-	-	-	-	-	-	-	-	
136	9 MO	E145093	Internet Provider Costs	Total Internet Service Costs E145093		1,776	1,776	110	110	172	504	110	110	110	110	110	110	110	
137	9 MO	E145094	Plant & Equipment Purchase Non-			300	300											300	
138		E145095	Furniture & Equipment Purchase																
139	9 MO	E145097	Hire of Equipment	Possible 4 w drive hire - inspections		500	500	10										490	
140	9 MO	E145099	Vehicle Operating Expense			-													
141	9 MO	E145101	Consumable Stores			100	100	10										90	
142	9 MO	E145103	Newspapers & Periodicals			200	200	10										190	
143	9 MO	E145105	Publications & Brochures			800	800	10										790	
144	9 MO	E145107	Subscriptions			250	250		125		125								
145	9 MO	E145109	Parking Expenses			-													
146		E145111	Plans	Aerials for Structure Planning - site		400	400		400										
147		E145111	Plans	Aerials for Structure Planning - Location		400	400					400							
148		E145111	Plans	Digital Cadastre for Gen Purpose wkg plans		600	600		600										
149		E145111	Plans	Display Copies Concept plans TPRC Site		200	200											200	
150		E145111	Plans	Display Copies Concept plans MRC Master P		200	200							200					
151	9 MO	E145111	Plans	SubTotal Plans E145111		1,800	1,800	-	1,000	-	-	-	400	200	-	-	-	200	
152	9 MI	E145113	Emergency Services	Fire Break west of marmion		700	700				700								
153	9 MI	E145115	Misc Services Expenses			-													
154	9 MO	E145117	Electricity			1,248	1,248	104	104	104	104	104	104	104	104	104	104	104	
155	9 IN	E145119	Professional Indemnity		3	1,200	1,200	-	1,200	-	-	-	-	-	-	-	-	-	
156	9 IN	E145121	Insurance - Public Liability		3	1,910	1,910	-	955	-	955	-	-	-	-	-	-	-	
157	9 IN	E145123	Insurance - Property (ISR)		3	340	340	-	340	-	-	-	-	-	-	-	-	-	
158	9 IN	E145125	Insurance - Motor Vehicle	no	3	-	-	-	-	-	-	-	-	-	-	-	-	-	
159	9 IN	E14512x	Insurance - Personal Accident	CLS Travel (helicopter etc)	3	800	800	-	800	-	-	-	-	-	-	-	-	-	
160	9 IN	E145127	Insurance - Other		3	-	-	-	-	-	-	-	-	-	-	-	-	-	
161	9 IN	E145128	Insurance Excess - Other	no		-	-	-	-	-	-	-	-	-	-	-	-	-	
162	9	E145200	Plant Maintenance & Repair	no		-	-	-	-	-	-	-	-	-	-	-	-	-	
163	9	E145201	Furniture Maintenance & Repair	no		-	-	-	-	-	-	-	-	-	-	-	-	-	
164	9	E145202	Fuel, Oils & Grease	no		-	-	-	-	-	-	-	-	-	-	-	-	-	
165	9	E145203	Registration	no		-	-	-	-	-	-	-	-	-	-	-	-	-	
166	9 MI	E145204	Fences/Walls (Sumps in Road Res			1,000	1,000											1,000	
167	9 MI	E145205	Recreation Reserves Mtce			1,000	1,000											1,000	
168	9 D	E145220	Depreciation Plant			-	-	-	-	-	-	-	-	-	-	-	-	-	
169	9 D	E145221	Depreciation Mobile Vehicles			-	-	-	-	-	-	-	-	-	-	-	-	-	
170	9 D	E145222	Depreciation Furniture-Equip			4,502	4,502	2										4,500	
171	9 D	E145223	Depreciation Other Eng Infrastr			-	-	-	-	-	-	-	-	-	-	-	-	-	
172	9		Total E145 - Administration			1,290,563	1,290,563	59,416	89,822	76,027	106,156	151,588	134,515	136,908	145,774	124,948	75,375	72,998	117,035
173			Total E14 - OTHER PROPERTY & SERVICES.																
174	9		Total Operating Expense			1,404,563	1,404,563	59,416	114,447	76,027	110,156	176,213	138,015	136,908	170,399	128,948	75,375	97,623	121,035
175						d'check	1,404,563	59,416	114,447	76,027	110,156	176,213	138,015	136,908	170,399	128,948	75,375	97,623	121,035
176	9		Net Operating			- 776,875	- 776,875	895	- 54,132	- 23,777	- 57,989	- 124,249	- 86,490	- 85,698	- 119,559	- 78,536	- 25,238	- 49,260	- 72,844
177						-	-	-	-	-	-	-	-	-	-	-	-	-	
178	9		Asset Acquisition 2009-10			-	-	-	-	-	-	-	-	-	-	-	-	-	
179						-	-	-	-	-	-	-	-	-	-	-	-	-	
180		E145095	Furniture and office Equipment	Desk/Chair CEO		1,000	1,000	-	-	-	1,000	-	-	-	-	-	-	-	
181		E145095	Furniture and office Equipment	Desk/Chair -Proj Dev Mgr		1,000	1,000	-	-	-	-	1,000	-	-	-	-	-	-	
182		E145095	Furniture and office Equipment	Computer- Proj Dev Mgr		2,400	2,400	-	-	-	-	2,400	-	-	-	-	-	-	
183		E145095	Furniture and office Equipment	Office Chair Exec Asst		200	200	-	-	-	200	-	-	-	-	-	-	-	
184		E145095	Furniture and office Equipment	Meeting Table & Chairs		1,500	1,500	-	-	-	-	-	-	-	-	1,500	-	-	
185		E145095	Furniture and office Equipment	Mobile Phone - Proj Dev Mgr- no on plan		-	-	-	-	-	-	-	-	-	-	-	-	-	
185a		E145096	Furniture and office Equipment	General Office fitout/development		20,000	20,000						20,000						
186		E145095	Furniture and office Equipment	Plan Display Screen or Projector		3,000	3,000	-	-	-	-	-	-	3,000	-	-	-	-	
187	9	E145095	Furniture and office Equipment	Total Furniture and office Equipment		29,100	29,100	-	-	-	-	1,200	3,400	20,000	3,000	-	1,500	-	
188						-	-	-	-	-	-	-	-	-	-	-	-	-	
189			Land & Buildings Acquisition	Govt Land at Station- Contr Sale		2,250,000	2,250,000	-	2,250,000	-	-	-	-	-	-	-	-	-	
190				TPRC Office premises Clarkson		480,000	480,000	-	-	-	-	-	-	-	-	480,000	-	-	
191	9		Land & Buildings Acquisition	Total land & Buildings		2,730,000	2,730,000	-	2,250,000	-	-	-	-	-	-	480,000	-	-	
192						-	-	-	-	-	-	-	-	-	-	-	-	-	
193	9		Equity/Retained Surplus /Distribution			-	-	-	-	-	-	-	-	-	-	-	-	-	
194	9		Equity or Retained surplus distribution			-	-	-	-	-	-	-	-	-	-	-	-	-	
195	9		Council Resolution 21 February 2008			-	-	-	-	-	-	-	-	-	-	-	-	-	
196	9		pmt to Councils of Rates lots 9504 less amts paid by MRC - see coucil item for detail			-	-	-	-	-	-	-	-	-	-	-	-	-	
197	9		Cambridge			7,878	7,878											7,878	

TPRC Budget Summary 2009-2010

				Item	Hyperlink		Total	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	
198	9			Perth			7,878	7,878											7,878	
199	9			Vic Park			7,878	7,878											7,878	
200	9			Vincent			7,878	7,878											7,878	
201	9			Joondalup			15,756	15,756											15,756	
202	9			Wanneroo			15,756	15,756											15,756	
203	9			Stirling			31,513	31,513											31,513	
204	9			Equity or Retained surplus distribution			94,538	94,538	-	-	-	-	-	-	-	-	-	-	94,538	
205	9			Total Capital Funds Utilisation 2009-10			2,853,638	2,853,638	-	2,250,000	-	-	1,200	3,400	20,000	3,000	-	481,500	-	94,538
206																				
207	9			Total (Net) Capital and Operating Funds Utilisation 2009-10			3,630,513	-	895	2,304,132	23,777	57,989	125,449	89,890	105,698	122,559	78,536	506,738	49,260	167,382
208																				
209																				
210				Investment interest Calculation assuming Capital Acquisitions																
211				Investment Funds At SOY				17,231,945	17,232,840	14,928,708	14,904,931	14,846,943	14,721,494	14,631,604	14,525,906	14,403,348	14,324,811	13,818,074	13,768,814	
212				Investmnt Interest	4.2%		627,688	627,687.96	60,312	60,315	52,250	52,167	51,964	51,525	51,211	50,841	50,412	50,137	48,363	48,191
213							-													
214				Operating xp Cash Flow			1,404,563	1,404,563	59,416	114,447	76,027	110,156	176,213	138,015	136,908	170,399	128,948	75,375	97,623	121,035
215				Cap Exp Cash Flow			2,853,638	2,853,638	-	2,250,000	-	-	1,200	3,400	20,000	3,000	-	481,500	-	94,538
216				Total Expenditure Cash Flow			4,258,201	4,258,201	59,416	2,364,447	76,027	110,156	177,413	141,415	156,908	173,399	128,948	556,875	97,623	215,573
217				Net inc(Exp)			- 3,630,513		895	- 2,304,132	- 23,777	- 57,989	- 125,449	- 89,890	- 105,698	- 122,559	- 78,536	- 506,738	- 49,260	- 167,382
218																				
219				Investment interest Calculation assuming nil Land Acquisitions																
220				Alternative 2 - No land Cap Expend																
221				Investment Funds At SOY				17,231,945	17,232,840	17,178,708	17,162,806	17,112,720	16,995,202	16,913,270	16,815,558	16,701,013	16,630,519	16,611,851	16,572,369	
222				Investmnt Interest			711,056	711,055.80	60,312	60,315	60,125	60,070	59,895	59,483	59,196	58,854	58,454	58,207	58,141	58,003
223							-													
224				operating xp Cash Flow			1,404,563	1,404,563	59,416	114,447	76,027	110,156	176,213	138,015	136,908	170,399	128,948	75,375	97,623	121,035
225				Cap Exp Cash Flow			123,638	123,638	-	-	-	-	1,200	3,400	20,000	3,000	-	1,500	-	94,538
226				Total Expenditure Cash Flow			1,528,201	1,528,201	59,416	114,447	76,027	110,156	177,413	141,415	156,908	173,399	128,948	76,875	97,623	215,573
227																				
228																				
229	9			Revenue/Expenditure Classifications																
230	9	I	Investment	Investments			627,688	627,688	60,312	60,315	52,250	52,167	51,964	51,525	51,211	50,841	50,412	50,137	48,363	48,191
231	9	D	Depreciation	Depreciation			4,502	4,502	2	-	-	-	-	-	-	-	-	-	-	4,500
232	9	E	Employee Costs	Employee Costs			445,452	445,452	27,336	25,343	18,224	18,344	46,628	42,585	40,020	39,690	39,570	40,540	40,420	66,750
233	9	IN	Insurance	Insurance			4,250	4,250	-	3,295	-	-	955	-	-	-	-	-	-	-
234	9	MI	Materials & Contracts	Maintenance of Infrastructure			2,700	2,700	-	-	-	-	700	-	-	-	-	-	-	2,000
235	9	MO	Materials & Contracts	Administration Expense			267,859	267,859	928	9,834	7,393	28,068	13,362	21,987	31,478	25,974	28,518	33,674	31,718	34,924
236	9	O	Other	Governance			114,000	114,000	-	24,625	-	4,000	24,625	3,500	-	24,625	4,000	-	24,625	4,000
237	9	PC	Professional Consultat	Professional Consultants			565,800	565,800	31,150	51,350	50,410	59,743	89,943	69,943	65,410	80,110	56,860	1,160	860	8,860
238	9		Total Income				627,688	627,688	60,312	60,315	52,250	52,167	51,964	51,525	51,211	50,841	50,412	50,137	48,363	48,191
239	9		Total Expend				1,404,563	1,404,563	59,416	114,447	76,027	110,156	176,213	138,015	136,908	170,399	128,948	75,375	97,623	121,035
240																				