

**TAMALA PARK  
REGIONAL COUNCIL**

# **Meeting of Council**

## **AGENDA**

**Thursday 16 December 2010  
Town of Vincent, 5.30pm**

TAMALA PARK  
REGIONAL COUNCIL  
(TPRC)  
COMPRISES THE  
FOLLOWING  
COUNCILS:

Town of Cambridge  
City of Joondalup  
City of Perth  
City of Stirling  
Town of Victoria Park  
Town of Vincent  
City of Wanneroo

**TABLE OF CONTENTS**

MEMBERSHIP .....	3
1. OFFICIAL OPENING .....	4
DISCLOSURE OF INTERESTS.....	4
2. PUBLIC STATEMENT/QUESTION TIME.....	4
3. APOLOGIES AND LEAVE OF ABSENCE .....	4
4. PETITIONS.....	4
5. CONFIRMATION OF MINUTES .....	4
5A. BUSINESS ARISING FROM THE MINUTES.....	4
6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION) .....	4
7. MATTERS FOR WHICH MEETING MAY BE CLOSED .....	4
8. REPORTS OF COMMITTEES .....	4
9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.9).....	4
9.1 BUSINESS REPORT – PERIOD ENDING 30 NOVEMBER 2010 .....	5
9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF OCTOBER 2010 AND NOVEMBER 2010.....	6
9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF OCTOBER 2010 AND NOVEMBER 2010.....	11
9.4 2011 ESTATE RESEARCH PROGRAM .....	14
9.5 TPRC STRUCTURE PLAN STATUS UPDATE.....	16
9.6 FUTURE PLAN 2011-2013.....	18
9.7 GREEN BUILDING COUNCIL OF AUSTRALIA.....	21
9.8 UDIA 2011 NATIONAL CONGRESS.....	23
9.9 CHRISTMAS CLOSURE .....	25
10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN ..	26
11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN.....	26
12. URGENT BUSINESS APPROVED BY THE CHAIRMAN .....	26
13. MATTERS BEHIND CLOSED DOORS .....	26
14. GENERAL BUSINESS .....	26
15. FORMAL CLOSURE OF MEETING .....	26
APPENDICES.....	27

### TAMALA PARK REGIONAL COUNCIL

Councillors of the Tamala Park Regional Council are advised that the ordinary meeting of Council will be held in the Council Chambers at the Town of Vincent, 244 Vincent Street, Leederville at 5.30pm on Thursday 16 December 2010.

The business papers pertaining to the meeting follow.

Your attendance is requested.

Yours faithfully



**TONY ARIAS**  
Chief Executive Officer

### MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Mayor Simon Withers	
City of Joondalup	Cr Geoff Amphlett Cr Tom McLean	
City of Perth	Cr Eleni Evangel	
City of Stirling	Cr Leonie Getty Cr Giovanni Italiano (CHAIRMAN) Cr David Michael Cr Stephanie Proud	
Town of Victoria Park	Mayor Trevor Vaughan	
Town of Vincent	Mayor Nick Catania	
City of Wanneroo	Cr Dianne Guise Cr Glynis Monks (DEPUTY CHAIRMAN)	Mayor Jon Kelly Cr Brett Treby

NB: Although some Councils have nominated alternate members, it is a precursor to any alternate member acting that a Council carries a specific resolution for each occasion that the alternate member is to act, referencing Section 51 of the Interpretation Act. The current Local Government Act does not provide for the appointment of deputy or alternate members of Regional Councils. The DLGRD is preparing an amendment to rectify this situation.

**PRELIMINARIES**

**1. OFFICIAL OPENING**

**DISCLOSURE OF INTERESTS**

**2. PUBLIC STATEMENT/QUESTION TIME**

**3. APOLOGIES AND LEAVE OF ABSENCE**

**4. PETITIONS**

**5. CONFIRMATION OF MINUTES**

Council meeting – 14 October 2010

**5A. BUSINESS ARISING FROM THE MINUTES**

**6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)**

**7. MATTERS FOR WHICH MEETING MAY BE CLOSED**

**8. REPORTS OF COMMITTEES**

- *Management Committee Meeting – 18 November 2010*
- *CEO Performance Review Committee Meeting – 25 November 2010*

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

## 9.1 BUSINESS REPORT – PERIOD ENDING 30 NOVEMBER 2010

### Report Information

Location: Not Applicable  
Applicant: Not Applicable  
Reporting Officer: Chief Executive Officer      File Reference: N/A

### Recommendation

**That the Business Report to 30 November 2010 be RECEIVED.**

### Voting Requirements

Simple Majority

### Report Purpose

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

### Relevant Documents

Appendix: Nil  
Available for viewing at the meeting: Nil

### Background

The business of the Council requires adherence to many legislative provisions, policies and procedures that aim at best practice. There are also many activities that do not need to be reported formally to the Council but will be of general interest to Council members and will also be of interest to the public who may, from time to time, refer to Council minutes.

In context of the above, a Business Report provides the opportunity to advise on activities that have taken place between meetings. The report will sometimes anticipate questions that may arise out of good governance concerns by Council members.

### Comment

**Coastal Conservation Committee** – The purpose of the Committee is to frame management arrangements for the coastal conservation reserve, between the Burns Beach development and the western cell of the Tamala Park proposed development. The area is approximately 308 hectares.

The Committee met on 15 November 2010 and was presented with a draft Management Plan for the land.

The draft Management Plan proposes the majority of the land to be a Conservation Park managed by the Department of Environment and Conservation. It is likely the foreshore area would be managed by the City of Wanneroo and the City of Joondalup, consistent with municipal boundaries, with conditions attached to that management. The main purpose of the land will be for conservation purposes with limited passive recreation associated with use of the beach area. The timeframe for public release of the report is early 2011.

The Committee has agreed to a number of recommendations included in the draft Management Plan.

## 9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF OCTOBER 2010 AND NOVEMBER 2010

### Report Information

Location: Not Applicable  
Applicant: Not Applicable  
Reporting Officer: Chief Executive Officer File Reference: 12.66.401.0

### Recommendation

**That the Council RECEIVE and NOTE the Statement of Financial Activity for the months ending 31 October 2010 and 30 November 2010.**

### Voting Requirements

Simple Majority

### Report Purpose

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

### Relevant Documents

Appendix: Monthly Statement of Financial Activity for the months ending 31 October 2010 and 30 November 2010  
Available for viewing at the meeting: Nil

### Local Government Act/Regulation

- Local Government Act 1995: Sect 6.4(1): Financial Report Required
- Local Government (Financial Management) Regulations 1996: Regulation 34 Composition of Report
- Local Government (Financial Management) Regulations 1996: Regulation 34 (5) Material Variance Reports [10%]
- Local Government (Audit) Regulations 1996: Regulation 14 Compliance Audit Item

### Background

It is a mandatory requirement that the Council receives, reviews and records in the Regional Council's public minutes a statement of financial activity showing annual budget estimates and the figures for budget estimates, income and expenditure and variances at the end of each month. The report is also to show the composition of assets and other relevant information.

### Comment

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

Variances at November 2010 exceeding 10% were experienced in relation to the following:

Insurance	The variance is as a result of the timing of the insurance premiums. This should be adjusted throughout the remainders of the 2010/11 year.
Employee Costs	The positive variance relates to employee costs for proposed Project Manager (yet to be appointed).
Materials & Contracts Other	The positive variance in expenditure is partly due to timing of payments.
Professional Consultant Fees	The positive variance relates to professional/consultant fees for services yet to be provided in the 2010/11 year.

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

**Financial Snapshot as at 30 November 2010**

Accrual Basis

**Tamala Park Regional Council  
Income Statement by Nature & Type**

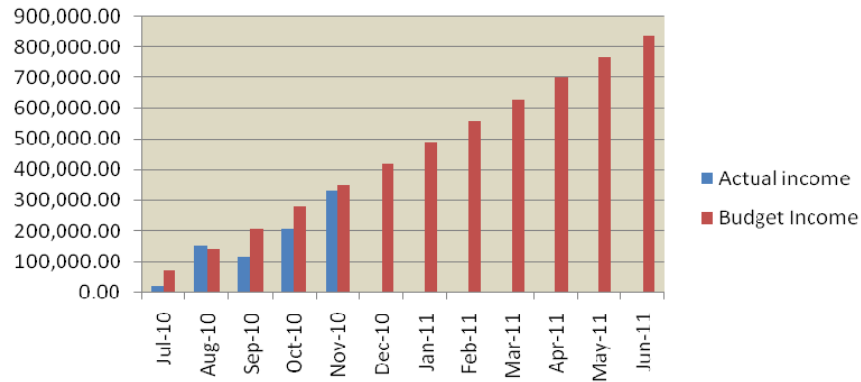
	Jul - Nov 10	YTD Budget	\$ Over Budget	+/- Variance	Annual Budget
<b>Revenue</b>					
Interest Earnings	332,161.94	349,265.00	-17,103.06	4.9%	838,236.00
Other Revenue	1,250.93	0.00	1,250.93	100.0%	0.00
<b>Total Revenue</b>	<b>333,412.87</b>	<b>349,265.00</b>	<b>-15,852.13</b>	<b>4.54%</b>	<b>838,236.00</b>
<b>Expenses</b>					
Depreciation	0.00	0.00	0.00	0.0%	-4,502.00
Employee Costs	-144,560.49	-220,944.25	76,383.76	34.57%	-529,983.00
Insurance	-4,008.10	-2,915.00	-1,093.10	37.5%	-7,005.00
Materials & Contracts MTC	0.00	-1,000.00	1,000.00	100.0%	-1,000.00
Materials & Contracts Other	-29,662.66	-179,244.00	149,581.34	83.45%	-439,710.00
Other	-54,745.96	-53,999.99	-745.97	1.38%	-118,499.99
Professional/Consultant Fees	-57,454.41	-211,975.00	154,520.59	27.9%	-508,800.00
Utilities	0.00	-4,160.00	4,160.00	100.0%	-10,000.00
<b>Total Expenses</b>	<b>-290,431.62</b>	<b>-674,238.24</b>	<b>383,806.62</b>	<b>56.92%</b>	<b>-1,619,499.99</b>
<b>Unclassified</b>	<b>-3.75</b>	<b>0.00</b>	<b>-3.75</b>	<b>100.0%</b>	<b>0.00</b>
<b>TOTAL</b>	<b>42,977.50</b>	<b>-324,973.24</b>	<b>367,950.74</b>	<b>86.77%</b>	<b>-781,263.99</b>

**Balance Sheet Summary as at 30 November 2010**

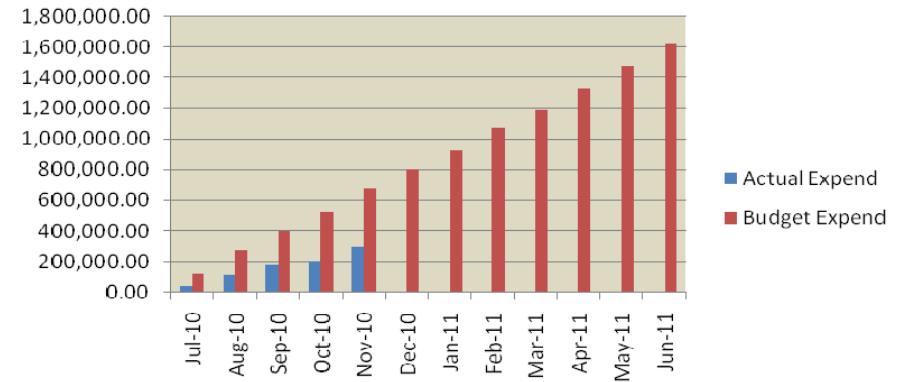
	<b>Nov 30, 10</b>	<b>June 30, 10</b>	<b>\$ Change</b>	<b>% Change</b>	<b>Nov 30, 09</b>
Cash and Investments	15,192,329.72	15,192,297.13	32.59	0.00%	17,159,820.60
Accounts receivable	0.00	36,364.68	36,364.68	100.00%	0.00
Other Current Assets	1,030.00	1,030.00	0.00	0.00	1,030.00
<b>Total Current assets</b>	<b>15,193,359.72</b>	<b>15,193,327.13</b>	<b>32.59</b>	<b>-</b>	<b>17,160,850.60</b>
Fixed Assets	2,018,762.88	2,018,762.88	0.00	0.00	14,918.05
<b>Total Assets</b>	<b>17,212,122.60</b>	<b>17,212,090.01</b>	<b>32.59</b>	<b>-</b>	<b>17,175,768.65</b>
Less Current Liabilities	43,225.22	43,225.22	0.00	0.00	72,924.41
Less Long Term Liabilities	6,918.42	6,918.42	0.00	0.00	2,429.11
<b>Total Liabilities</b>	<b>50,576.33</b>	<b>50,576.33</b>	<b>0.00</b>	<b>0.00</b>	<b>77,391.07</b>
<b>Net Assets</b>	<b>17,161,978.96</b>	<b>17,161,946.37</b>	<b>32.59</b>	<b>0.00%</b>	<b>17,100,415.13</b>



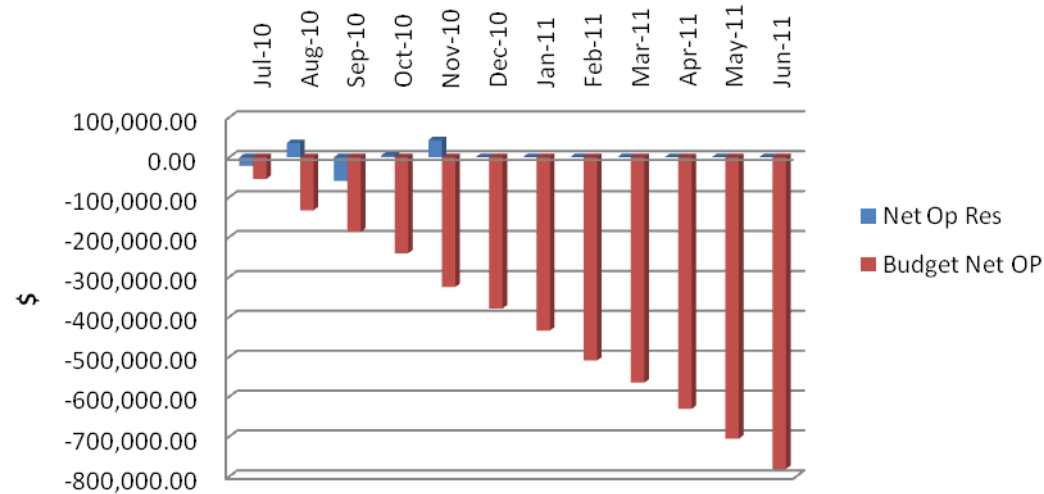
Cumulative YTD Income V Budget by Month



Cumulative YTD Exp V Budget by Month

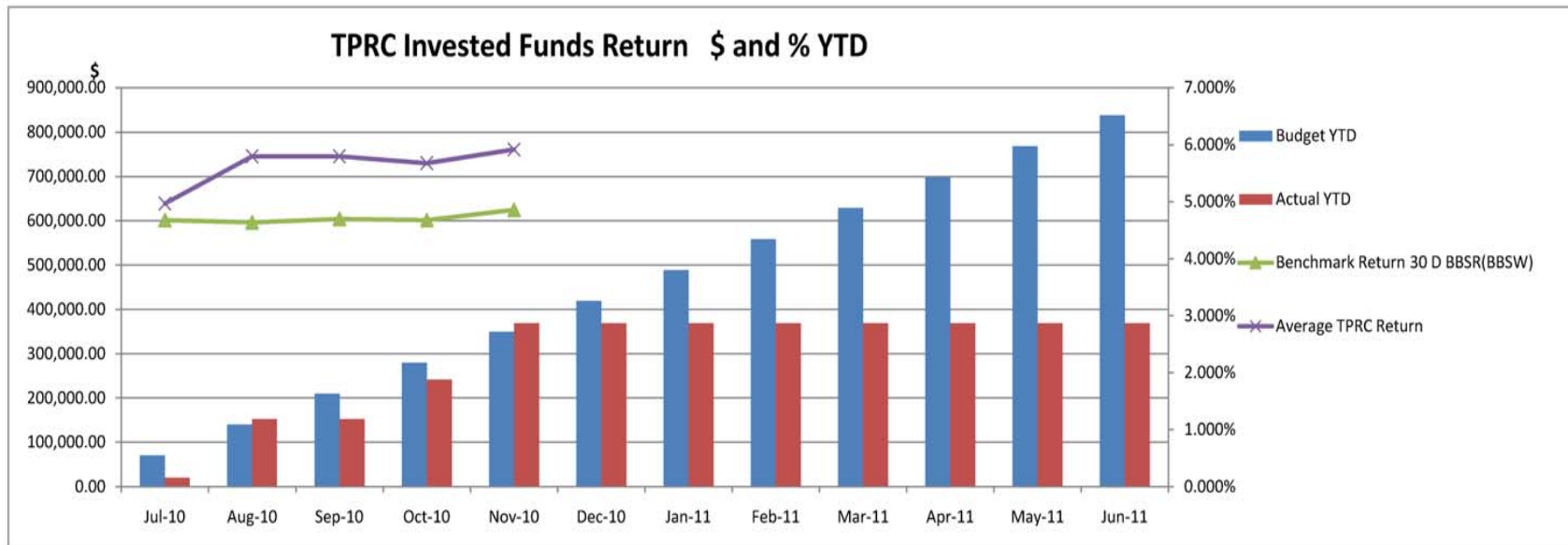


Cumulative YTD Net Operating V YTD Budget Net Operating



Tamala Park Regional Council  
 TPRC Investments Summary  
 1 July 2010 - 30 September 2010

		Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11
Budget	I032030 · Interest on Investment	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00	69,853.00
Actual	I032030 · Interest on Investment	20,383.00	132,052.00	0.00	88,842.49	127,212.02							
	<b>Budget YTD</b>	<b>69,853.00</b>	<b>139,706.00</b>	<b>209,559.00</b>	<b>279,412.00</b>	<b>349,265.00</b>	<b>419,118.00</b>	<b>488,971.00</b>	<b>558,824.00</b>	<b>628,677.00</b>	<b>698,530.00</b>	<b>768,383.00</b>	<b>838,236.00</b>
	<b>Actual YTD</b>	<b>20,383.00</b>	<b>152,435.00</b>	<b>152,435.00</b>	<b>241,277.49</b>	<b>368,489.51</b>	<b>368,489.51</b>	<b>368,489.51</b>	<b>368,489.51</b>	<b>368,489.51</b>	<b>368,489.51</b>	<b>368,489.51</b>	<b>368,489.51</b>
<b>Invested Funds</b>													
A(-1+)	A01102 · Unrestricted At Call	19,884.12	76,953.61	19,539.90	51.55	5,083.62							
A(-1+)	A01106/7 · Fixed Term Deposits	15,075,550.14	15,075,549.00	15,075,549.00	15,075,550.00	15,075,550.00							
Act Invest 09-10		15,095,434.26	15,152,502.61	15,095,088.90	15,075,601.55	15,080,633.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00



### **9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF OCTOBER 2010 AND NOVEMBER 2010**

#### **Report Information**

Location: Not Applicable  
Applicant: Not Applicable  
Reporting Officer: Chief Executive Officer File Reference: 12.66.401.0

#### **Recommendation**

**That the Council RECEIVE and NOTE the list of accounts paid under Delegated Authority to the CEO for the month of October 2010 and November 2010:**

- **Month ending 31 October 2010 (Total \$24,608.57)**
- **Month ending 30 November 2010 (Total \$95,844.41)**
- **Total Paid - \$120,452.98**

#### **Voting Requirements**

Simple Majority

#### **Report Purpose**

Submission of the list of payments made under the CEO's Delegated Authority for the months ending 31 October 2010 and 30 November 2010.

#### **Relevant Documents**

Appendix: Cheque Detail for Months Ending 31 October 2010 and 30 November 2010

Available for viewing at the meeting: Nil

#### **Local Government Act/Regulation**

- Local Government Act 1995: Sect 5.42 - Delegation given for Payments
- Local Government (Financial Management) Regulations 1996: Regulation 13(1) - Monthly Payment list required
- Local Government (Audit) Regulations 1996: Regulation 13 - Compliance Audit Item

#### **Background**

A list of accounts paid under delegation or submitted for authorisation for payment is to be submitted to the Council at each meeting.

It is a specific requirement of Regulations that list state the month (not the period) for which the account payments or authorisation relates.

#### **Comment**

Payments made are in accordance with authorisations from Council, approved budget, TPRC procurement and other relevant policies.

Payments are reviewed by TPRC Accountants Haines Norton following completion of each months accounts.

**Tamala Park Regional Council  
Cheque Detail  
October 2010**

Num	Date	Name	Description	Original Amount
CH-200199	01/10/2010	Westpac	Bank charges Westpac Cheque Account October 2010	-17.50
ET-669	07/10/2010	Employee Costs	Wages for period 23/9/10 to 6/10/10	-7,108.15
ET-666	07/10/2010	National Australia Bank	TA SS superannuation for period 23/9/10 to 6/10/10	-1,424.57
ET-667	07/10/2010	National Australia Bank	TA 9% superannuation for period 23/9/10 to 6/10/10	-936.81
ET-668	07/10/2010	WALGSP	KJ superannuation for period 23/9/10 to 6/10/10	-131.16
ET-665	07/10/2010	Action Couriers	Courier from TPRC to Satterley	-28.57
CH-200195	07/10/2010	City of Stirling	MR3 SCC Rent and Electricity November 2010	-415.36
ET-671	07/10/2010	Officeworks	Stationery	-42.85
ET-672	07/10/2010	Westnet	Hosting email protection, anti spam and virus scanning for 12 months to Oct 2011	-57.76
CH-200197	13/10/2010	Westpac Bank	CEO and EA credit card payment October 2010	-222.50
ET-682	21/10/2010	Employee Costs	Wages for period 7/10/10 to 20/10/10	-7,079.67
ET-679	21/10/2010	National Australia Bank	TA 9% superannuation for period 7/10/10 to 20/10/10	-936.81
ET-680	21/10/2010	National Australia Bank	TA SS superannuation for period 7/10/10 to 20/10/10	-1,424.57
ET-681	21/10/2010	WALGSP	KJ superannuation for period 7/10/10 to 20/10/10	-131.16
CH-200196	21/10/2010	City of Stirling	Rent & Electricity for MR3 SCC for Dec 2010	-434.24
ET-673	21/10/2010	Amcom	ADSL Direct 512k/512k for period 1/11/10 - 1/12/10	-79.00
ET-674	21/10/2010	McLeods Barristers & Solicitors	Telephone advice whenever required for period August 2010 - February 2011	-2,200.00
ET-675	21/10/2010	Sheridan's for Badges	Reprint of Chairman badge 'Cr Giovanni Italiano JP' with 'Chairman' added	-43.79
ET-676	21/10/2010	Telstra	TPRC landline and usage charges to 27/9/10	-125.27
ET-677	21/10/2010	TPG	Decommissioning Creating Communities website	-213.13
ET-678	21/10/2010	WALGA	Advertising tenders in West Australian 25/8/10 and 28/8/10	-1,250.70
CH-200198	21/10/2010	Australian Taxation Office	BAS paid for quarter July 2010 to September 2010	-305.00
				<b>-24,608.57</b>

**Tamala Park Regional Council  
Cheque Detail  
November 2010**

Date	Num	Name	Description	Amount
01/11/2010	CH-200201	Westpac	Bank charges for November 2010	-15.75
04/11/2010	ET-701	Employee Costs	Wages for period 21/10/10 to 03/11/10	-7,079.67
04/11/2010	ET-694	WALGSP	KJ superannuation for period 9/9/10 to 22/9/10	-131.16
04/11/2010	ET-695	WALGSP	KJ superannuation for period 21/10/10 to 3/10/10	-131.16
04/11/2010	ET-696	National Australia Bank	TA superannuation for period 7/10/10 to 20/10/10	-936.81
04/11/2010	ET-697	National Australia Bank	TA superannuation for period 9/9/10 to 22/09/10	-936.81
04/11/2010	ET-698	National Australia Bank	TA SS superannuation for period 21/10/10 to 3/11/10	-1,424.57
04/11/2010	ET-699	National Australia Bank	TA SS superannuation for period 9/9/10 to 22/9/10	-1,424.57
04/11/2010	ET-700	ATO	IAS payment for October 2010	-6,738.00
04/11/2010	ET-684	Emerge Associates	TP LSP Matters progress in accordance with fee proposal	-4,950.00
04/11/2010	ET-685	Fire Hazard Control	Firebreak Lot 9504 Mindarie	-660.00
04/11/2010	ET-686	Haines Norton	Invoices 2011-024133 & 2011-025037	-5,720.00
04/11/2010	ET-687	LGIS Liability	Second instalment period 30/6/10 to 30/6/11 for public liability insurance	-1,045.00
04/11/2010	ET-688	LGIS Workcare	Second instalment period 30/2/10 to 30/6/11 for workcare insurance	-6,039.00
04/11/2010	ET-689	Lloyd George Acoustics	Consult services complete of assessment & variation to inc revised plan	-4,180.00
04/11/2010	ET-690	Officeworks	Stationery - Milk, paper, binders	-103.13
04/11/2010	ET-691	Stantons International	B Giudici services for Sept 2010	-924.00
04/11/2010	ET-692	Tabec	Input to LWMS (Stormwater Drainage)	-5,500.00
04/11/2010	ET-693	Telstra	CEO mobile usage & service charges 14/10/10 to 13/11/10	-113.01
15/11/2010	CH-200202	Westpac Bank	CEO and EA credit card payment November 2010	-293.35
18/11/2010	ET-722	Employee Costs	Wages for period 4/11/10 to 17/11/10	-7,079.67
18/11/2010	ET-719	WALGSP	KJ superannuation for period 4/11/10 to 17/11/10	-131.16
18/11/2010	ET-720	National Australia Bank	TA SS superannuation for period 4/11/10 to 17/11/10	-1,424.57
18/11/2010	ET-721	National Australia Bank	TA 9% superannuation for period 4/11/10 to 17/11/10	-936.81
18/11/2010	ET-703	Amcom	ADSL Direct 512k/512k period 1/12/10 to 1/1/11	-79.00
18/11/2010	ET-704	Amphlett, Geoff	GA composite allowance for period Aug/Sept/Oct 2010	-1,750.00
18/11/2010	ET-705	City of Stirling	Content filtering, firewall, spam filtering and antivirus (July to Sept 10)	-330.00
18/11/2010	ET-706	Eco Logical Australia	Draft EPBC referral, meet to discuss strategy, GIS & further d/top review	-4,726.33
18/11/2010	ET-707	Emerge Associates	Environmental Management Plans - TPRC LSP Matters	-1,925.00
18/11/2010	ET-708	ENV Australia	Submission of revised report to DoW	-5,907.00
18/11/2010	ET-709	Getty, Leonie	LG composite allowance for period Aug/Sept/Oct 2010	-1,750.00
18/11/2010	ET-710	Guisse, Dianne	DG composite allowance for period Aug/Sept/Oct 2010	-1,750.00
18/11/2010	ET-711	Italiano, John	GI composite allowance for period Aug/Sept/Oct 2010	-5,000.00
18/11/2010	ET-712	McLean, Tom	TM composite allowance for period Aug/Sept/Oct 2010	-1,750.00
18/11/2010	ET-713	Michael, David	DM composite allowance for period Aug/Sept/Oct 2010	-1,750.00
18/11/2010	ET-714	Monks, Glynis	GM composite allowance for period Aug/Sept/Oct 2010	-2,125.00
18/11/2010	ET-715	Telstra	Landline charges and equipment/service to 27/10/10	-164.63
18/11/2010	ET-716	Vaughan, Trevor	TV composite allowance for period Aug/Sept/Oct 2010	-1,750.00
18/11/2010	ET-717	Withers, Simon	SW composite allowance for period Aug/Sept/Oct 2010	-1,750.00
18/11/2010	ET-718	Worldwide Online Printing	Printing - 50% deposit on Xmas cards	-169.25
18/11/2010	CH-200197	Evangel, Eleni	EE composite allowance for period Aug/Sept/Oct 2010	-1,750.00
18/11/2010	CH-200198	Proud, Stephanie	SP composite allowance for period Aug/Sept/Oct 2010	-1,750.00
18/11/2010	CH-200199	Catania, Nick	NC composite allowance for period Aug/Sept/Oct 2010	-1,750.00
				<b>-95,844.41</b>

## 9.4 2011 ESTATE RESEARCH PROGRAM

### Report Information

Location: Not Applicable  
Applicant: Not Applicable  
Reporting Officer: Chief Executive Officer File Reference: 1.103.630

### Recommendation

**That the Council DECLINE the proposal from Strategic Marketing & Research (SMR) for syndicate involvement in market research to be undertaken by SMR in 2011 at an estimated cost of between \$4,000.**

### Voting Requirements

Simple Majority

### Report Purpose

To request Council consideration of a contribution to market research to assist branding and strategic marketing decisions for the TPRC urban development project.

### Relevant Documents

Appendix: Letter from SMR dated 3 November 2010;  
New Estates Research Client Presentation dated July 2010  
Available for viewing at the meeting: Nil

### Policy Reference

N/A

### Local Government Act/Regulation

N/A

### Previous Minutes

Nil

### Background

In 15 October 2009 the TPRC agreed to participate in market research targeting potential purchasers to new estates to be undertaken by Strategic Marketing & Research (SMR) at an estimated cost of between \$3,000-\$5,000.

The research sought comprehensive information, including the following:

- Brand awareness of the estate developer
- How residents heard about their estate
- Where else they looked when seeking to purchase
- What were the motivating reasons for choosing their estate i.e. price, presentation etc

- What was important when choosing an estate i.e. reputable developer, environmental initiatives, sense of community etc
- What additional amenities and facilities residents would like
- Would they buy again in the next 12 months and why?
- What incentives would encourage them to purchase
- Would they buy from the same developer?

SMR conducted the research study across 17 estates in April 2010 across the Perth metropolitan area, Mandurah and Bunbury. The estates in Perth's northern suburbs included the following:

1. Somerley – Clarkson
2. Kinross - Kinross
3. Brighton Estate – Butler
4. Vale – Aveley
5. Ellenbrook- Ellenbrook

SMR received 597 returned surveys which represented a 5.1% response rate. A summary of the findings of the 2010 survey is attached at Appendix 9.4

Some the findings of the 2010 survey included:

- 50% of purchasers came from within 17kms;
- The most popular way of finding out about an estate was by driving past it;
- Over 70% looked at other properties;
- Two key reasons for choosing estate, what it cost and what it looked like;
- Preferred incentive packages, reduced stamp duty, front fence and landscaping;
- Over 40% expected to pay 200,000 – 300,000 for a vacant lot; and
- Satterley was the most preferred developer to purchase from.

### **Comment**

SMR is seeking the TPRC involvement in a similar research programme in 2011, on a syndicate basis, for a fee of \$4000. Once again a number of developers are being approached to participate in the 2011 survey.

The opportunity for TPRC to engage as part of the syndicate to support the research proposed by SMR will potentially provide useful information to inform the TPRC future marketing objectives and strategies.

The TPRC has engaged Marketforce, as its marketing agency, who is presently developing branding and a marketing strategy.

In conjunction with the Satterley Property Group, Marketforce will be carrying a highly comprehensive study of recent buyers, and will soon be extending this to prospective buyers across of the Satterley project portfolio. As a result, the Satterley Property Group has recommended that the TPRC does not participate in the SMR 2011 research.

## **9.5 TPRC STRUCTURE PLAN STATUS UPDATE**

### **Report Information**

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

### **Recommendation**

**That the Council RECEIVE the status report in relation to the TPRC Structure Plan.**

### **Voting Requirements**

Simple Majority

### **Report Purpose**

To advise status with Structure Plan approval.

### **Relevant Documents**

Appendix: Nil  
Available for viewing at the meeting: Nil

### **Policy Reference**

N/A

### **Local Government Act/Regulation**

N/A

### **Previous Minutes**

Various Council meetings – most recent 24 June 2010 (Item 9.8 – TPRC Structure Plan Status Update)

### **Background**

The Council at its meeting on 13 August 2009 considered the completed Structure Plan for the urban development at Tamala Park.

The Structure Plan was considered by the City of Wanneroo on 4 May 2010 at which time Council resolved to support a modified Structure Plan, subject also to a number of modifications being effected prior to final approval. It also resolved to refer the Structure Plan to the Western Australian Planning Commission for approval.

### **Comment**

The Western Australian Planning Commission has not yet determined the Structure Plan. The following issues are delaying the approval of the Structure Plan:



1. The Department of Environment and Conservation (DEC) position on the Graceful Sun Moth (GSM). The GSM is declared specially protected fauna under the WA Wildlife Conservation Act 1950. It is listed as endangered under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).
2. The Department of Environment and Conservation (DEC) review of the Environmental Management Plans. DEC has now responded to the WAPC in relation to the EMP and has raised a number of issues:
  - a. A commitment from the TPRC for the current management of future conservation/open space areas until handover to relevant management agency.
  - b. That no further planning approvals be issued until SEWPAC under the EPBC Act has been issued.
  - c. That additional conservation area to be provided in the vicinity of the freeway important to protect good quality vegetation which may contain potential Carnaby cockatoo habitat.
  - d. A commitment from TPRC to the ongoing management of the northern area of the Tamala Park landfill site (Northern portion of Mindarie Regional Council landholding).
  - e. Preparation of EMP for the land west of Marmion Avenue.

A number of these items have the potential to delay approval of the LSP. There are ongoing discussions with DEC to resolve these matters.

3. Approval of a Local Water Management Strategy (LWMS) by the Department of Water (DoW). The DoW has indicated support for the revised LWMS. The City of Wanneroo has provided comments on the revised LWMS, these are being addressed.

There are on going discussions between the WAPC, DEC and DoW to have these matters resolved as a matter of priority.

## 9.6 FUTURE PLAN 2011-2013

### Report Information

Location: Not Applicable  
Applicant: Not Applicable  
Reporting Officer: Chief Executive Officer File Reference: 4.121.251.0

### Recommendation

1. That the Council **ENDORSE** the draft Future Plan 2011-2013 document for the purpose of advertising for public response.
2. That the following proposals for public consultation contained in the Future Plan be **ADOPTED**:
  - **Advertised in local newspapers.**
  - **Advised on participant Council noticeboards.**
  - **Web site.**
  - **Participant Local Government responses canvassed.**

### Voting Requirements

Absolute Majority

### Report Purpose

To obtain approval to the TPRC Plan for the Future 2011-2013.

### Relevant Documents

Attachments: Draft Future Plan  
Available for viewing at the meeting: Nil

### Previous Minutes

- Council meeting 14 June 2007 (Item 9.4 – Future Plan)
- Council meeting 9 August 2007 (Item 9.9 – Future Plan)
- Council meeting 8 June 2006 (Item 9.4 - Setting out requirements and proposal for the TPRC Future Plan)
- Council meeting 8 March 2006 (Item 9.5 - Approving the TPRC Enquiry by Design workshop as part of the process of informing the TPRC Future Pan)

### Local Government Act/Regulation

- LGA Section 1.3(3). Intent of Act: Includes Planning to meet the needs of current and Future Generations.
- LGA Section 5.53. Annual Reports: A summary of the Plan for the Future to be included.
- LGA Section 5.56. Plan for the Future: Requires L Auth to prepare in accordance with regulations, for a minimum of 2 years.
- LGA Section 5.94. Plan for the Future: Public may inspect.
- LGA Section 6.2. Plan for the Future : Budget to have regard for:

- Local Government (Administration) Regulations 1996 Regulation 19C Prescribes Form, Consultation Required, Revision Period; and
- Local Government (Administration) Regulations 1996 Regulation 19D Prescribes Public Advertising for Plan and Modifications upon revision.

### **Background**

A Future Plan is a legal requirement pursuant to Section 5.56 of the Local Government Act.

The Future Plan is intended to provide a three year outlook of the activities of the Tamala Park Regional Council (TPRC). It is also intended to make reference to the broad objectives of the Council, the proposed use of Council resources and the involvement of the community.

The TPRC adopted the Future Plan 2007-2010 at its meeting of 9 August 2007.

### **Comment**

This Future Plan is different to previous Future Plans as it recognises that the Council will be embarking on a new phase over the next three years from the planning, design and approval to the development, marketing and sale of the residential lots of the Tamala Park land. It also recognises that the primary function of the TPRC involves the rezoning, subdivision, marketing and sale of the Tamala Park land.

The draft Future Plan acknowledges that the Tamala Park Regional Council has progressed the planning and design of the Tamala Park project, and in particular the Tamala Park Local Structure Plan during the last three years.

The principles and key elements of the Structure Plan are included in the draft Future Plan. The Future Plan explains the overall project proposals for the Tamala Park project.

The financial projections contained in the Future Plan are contingent on receiving all the necessary planning and environmental approvals within agreed timeframes. It also assumes that the Structure Plan is approved in its current configuration.

No market assessment has been carried out on lot values for the Tamala Park land and detailed engineering design has not yet been undertaken which will determine construction costs. The financial projections will therefore be subject to ongoing review. At this stage the projections simply inform possible financial returns of the Tamala Park Regional Council.

The period for advertising of the Plan is not prescribed but should be at least 30 days and given the Christmas season is forthcoming a period of 45 days has been suggested. It is proposed that the Plan should be available for public inspection at the office of the TPRC and also at the offices of all of the participant Councils. The Plan will also be available for public comment on the TPRC website. A timeframe for initial public consultation is shown in the following table and is designed to enable some feedback to the Council at its next meeting on 17 February 2011.

	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>
Availability advertised (West Australian)	<b>22</b>		
Availability advertised (Community News)	<b>22</b>		
Availability advertised Council noticeboards	<b>22</b>		
Website for Plan	<b>22</b>		
Participant local government responses canvassed			<b>7</b>
Consultation results and recommendations to TPRC			<b>17</b>

## 9.7 GREEN BUILDING COUNCIL OF AUSTRALIA

### Report Information

Location: Not Applicable  
Applicant: Not Applicable  
Reporting Officer: Chief Executive Officer      File Reference: 7.27.368.0

### Recommendation

**That Council resolve to DECLINE the request from the Green Building Council of Australia for membership.**

### Voting Requirements

Simple Majority

### Report Purpose

To advise Council on the request for membership received from the Green Building Council of Australia.

### Relevant Documents

Attachments: Letter from Green Building Council dated 1 November 2010  
Available for viewing at the meeting: Nil

### Previous Minutes

N/A

### Local Government Act/Regulation

N/A

### Background

The TPRC has received a request for membership from the Green Building Council of Australia (GBCA) for membership for this financial year.

The GBCA promotes green building programs, technologies, design practices and processes, and operates Australia's only national voluntary comprehensive environmental rating system for buildings (Green Star).

### Comment

The GBCA is seeking local government membership from the TPRC for a cost of \$2,000 (exc GST).

In return the GBCA will deliver the following:

- Access to the detailed workings of the Local Government Task Group;
- Facilitated connections to other stakeholders in the development process;
- Direct interaction with the Green Star Communities project;

- Access to significant resources (including online materials);
- A discount for attendance at Green Cities conference in February/March 2011;  
and
- A discount for education and training on Green Star.

There is no budget provision for sponsorship of this nature.

## 9.8 UDIA 2011 NATIONAL CONGRESS

### Report Information

Location: Not Applicable  
Applicant: Chief Executive Officer  
Reporting Officer: Chief Executive Officer File Reference: 22.54.266.0

### Recommendation

**That the CEO be AUTHORISED to attend the 2010 Urban Development Institute of Australia National Congress in Adelaide to be held on 28 - 31 March 2011.**

### Voting Requirements

Simple Majority

### Report Purpose

To obtain authority for the TPRC CEO to attend the forthcoming 2011 Urban Development Institute of Australia National Congress in Adelaide.

### Relevant Documents

Appendix: UDIA National Congress 2011 Registration Brochure  
Available for viewing at the meeting: Nil

### Policy Reference

TPRC Delegation Register

### Local Government Act/Regulation

N/A

### Previous Minutes

N/A

### Background

The 2010 Urban Development Institute of Australia (UDIA) National Congress will be held in Adelaide to be held on 28 - 31 March 2011. The Congress is the lead event of the UDIA and brings together leading industry professionals, developers, state and local government personnel from around Australia.

### Comment

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

The Congress program includes presentations and inspections of projects which were recent nominations for Awards for Excellence in Urban Development.

Congress presentations include the following topics:

- Population changes and future demand for land supply;
- The economy and employment post 2011;
- Models for infrastructure provision;
- Creation of living/work places;
- Transport and infrastructure trends;
- Leadership in the future; and
- Sustainability.

The topics covered at the Congress are integral to the TPRC objectives and related to the areas currently being contemplated in the Structure Plan. It will also provide an opportunity to visit significant projects in Adelaide which are considered to have excellence in urban design and infrastructure provision.

It is proposed that the CEO attend the Congress.

A copy of the Congress registration brochure is attached at Appendix 9.9.

Funds are available for attending the conference from budget item E041020 Conference Expenses. Attendance registration, travel, accommodation and incidental costs require a budget of approximately \$4,000.

A report on the Congress will be provided for the Council meeting of 14 April 2011.



## 9.9 CHRISTMAS CLOSURE

### Report Information

Location: Not Applicable  
Applicant: Not Applicable  
Reporting Officer: Chief Executive Officer      File Reference: N/A

### Recommendation

**That the TPRC administrative office be CLOSED over the Christmas period from 24 December 2010 to 3 January 2011 (inclusive).**

### Voting Requirements

Simple Majority

### Report Purpose

To advise and seek endorsement of a proposal to close the TPRC office over the Christmas period.

### Relevant Documents

Appendix: Nil  
Available for viewing at the meeting: Nil

### Local Government Act/Regulation

N/A

### Previous Minutes

- Council Meeting 30 November 2006 (Item 9.11 Christmas Closure)
- Council Meeting 6 December 2007 (Item 13.8 Christmas Closure)

### Background

Access to private consultants and professionals in Government offices is limited over the Christmas period because of the incidence of holiday absences and office closures.

In consequence of the above, the TPRC administration office may not be able to operate at an optimum level of efficiency and it is therefore proposed that the office close for the period when most professional and elected contacts will be unavailable.

### Comment

The office will be attended for any essential matters by mobile phone and email.

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN
11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
12. URGENT BUSINESS APPROVED BY THE CHAIRMAN
13. MATTERS BEHIND CLOSED DOORS
14. GENERAL BUSINESS
15. FORMAL CLOSURE OF MEETING

# APPENDICES