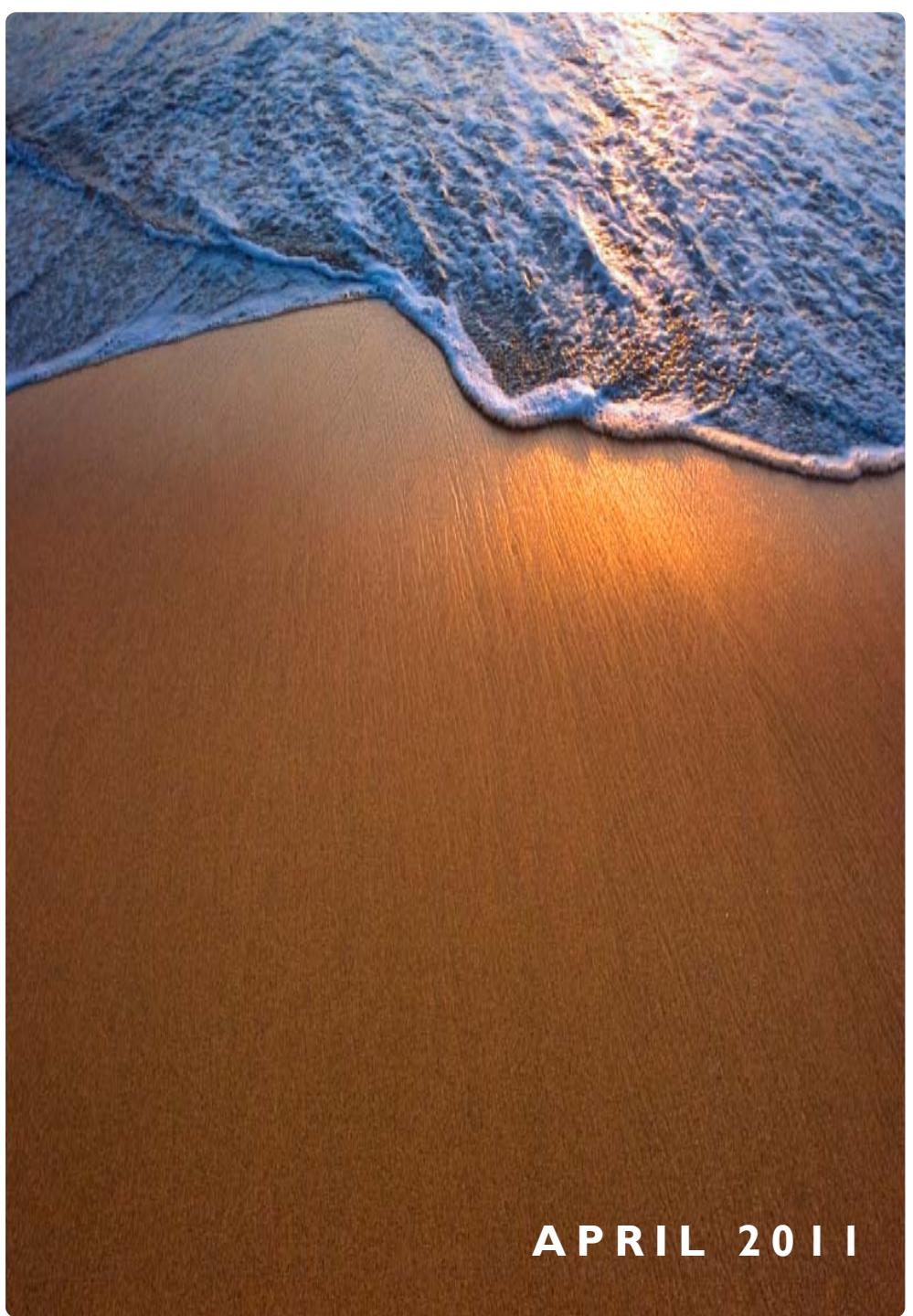


Tamala Park Regional Council



Future Plan

2010 - 2013



APRIL 2011

Introduction

This Plan for the Future provides a three year outlook of the activities of the Tamala Park Regional Council (TPRC). It also recognises that the primary function of the TPRC involves the rezoning, subdivision, marketing and sale of the Tamala Park land.

The Plan guides the Council in its strategic view in terms of the development, marketing and sale of the Tamala Park project.

The Tamala Park land is located only 30 minutes from Perth's CBD and within one of the fastest growing areas within the Perth metropolitan region. It also has easy access to regional centres of Joondalup and Wanneroo and is part of a bustling urban community offering all the conveniences of modern day living.

Since the establishment of the Tamala Park Regional Council in 2006, it has progressed the planning and design of the Tamala Park project, and in particular the Tamala Park Local Structure Plan.

This Plan is different to previous Future Plans as it recognises that the Council will be embarking on a new phase from the planning and design and approval; to the development, marketing and sale of the residential lots of the Tamala Park land.

The next three years will see significant changes to the activities of the Council and to the Tamala Park landholding which will foster the emergence of a new community.

The Future Plan demonstrates the manner by which the Council will deliver its objectives over the next three years. It also outlines the initiatives which are to be delivered by Council.

This Future Plan not only supports sound financial management but also meets the legislative requirements contained within the Local Government Act 1995 and associated Regulations.

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Legislative Background

Section 5.56 of the Local Government Act requires each local authority to prepare a Future Plan.

The Future Plan is to have a time life of at least 2 years.

Consultation is required with electors and ratepayers during the development of the local authority Future Plan.

The specific matters that the Local Government (Administration) Regulations require to be included in the Future Plan are set out in Regulation 19C which reads as follows:

- a) *In this regulation and regulation 19D: ‘Plan for the future’ means a Plan made under Section 5.56.*
- b) *A local government is to make a Plan for the future of its district in respect of the period specified in the Plan (being at least 2 financial years).*
- c) *A Plan for the future of a district is to set out the broad objectives of the local government for the period specified in the Plan.*
- d) *A local government is to review its current Plan for the future of its district every 2 years and may modify the Plan, including extending the period the Plan is made in respect of.*
- e) *A Council is to consider a Plan, or modifications, submitted to it and is to determine* whether or not to adopt the Plan, or the modifications, as is relevant.
* Absolute majority required*
- f) *If a Plan, or modified Plan, is adopted by the Council then the Plan or modified Plan is to apply to the district for the period of time specified in the Plan.*
- g) *A local government is to ensure that the electors and ratepayers of its district are consulted during the development of a Plan for the future of the district, and when preparing any modifications of a Plan.*
- h) *A Plan for the future of a district is to contain a description of the involvement by the electors and ratepayers in the development of the Plan, and any modifications of the Plan.*
- i) *A local government is to ensure that a Plan for the future made in accordance with this regulation applies in respect of each financial year after the financial year ending 30 June 2006.*

Regulation 19D

Notice of plan to be given

- 1) After a plan for the future, or modifications to a plan, are adopted under regulation 19C the local government is to give local public notice in accordance with subsection (2).

2) The local public notice is to contain -

- a) notification that -
 - i) a plan for the future of the district has been adopted by the Council and is to apply to the district for the period specified in the plan; and
 - ii) details of where and when the plan may be inspected;

or

- b) where a plan for the future of the district has been modified -
 - i) notification that the modifications to the plan have been adopted by the Council and the plan as modified is to apply to the district for the period specified in the plan; and
 - ii) details of where and when the modified plan may be inspected.

Section 5.53 of the Local Government Act requires a summary of the Future Plan to be included in a local authority annual report.

Section 5.52 of the Local Government Act requires that the budget of a local government to be made in reference to the Future Plan.

Tamala Park Regional Council (TPRC)

Background

The Tamala Park Regional Council (TPRC) was established under the Local Government Act on 3 February 2006. The legislative backing for the promulgation of the TPRC is contained in section 3.61 of the Local Government Act which provides that one or more local governments may, with the Minister's approval, establish a regional local government to do things for the participants which a single local government may do under the Local Government Act.

The land was acquired by the local authorities in 1981 to be used partially for a refuse landfill and partially for urban development purposes.

The TPRC has been established with approval of the Minister for Local Government on request by 7 local governments which had a joint landholding of 432 hectares of land in the district of the City of Wanneroo. Following subdivision to provide for road reserves for Marmion Avenue, Connolly Drive and Neerabup Road, Lot 17 became Lot 118 Mindarie.

In 2006 the owners transferred 90 hectares to the West Australian Planning Commission (WAPC) for incorporation in the coastal conservation reserve west of Marmion Avenue between Burns Beach and Mindarie Keys. This was part of a Negotiated Planning Solution (NPS) with the WAPC which resulted in the Tamala Park land being zoned Urban and Urban Deferred in the Metropolitan Region Scheme.

An area of 151 hectares is now leased to Mindarie Regional Council (MRC) for operation of a waste management facility. The MRC lease will continue until 2032.

The TPRC's principal concern is directed to 180 hectares of Urban and Urban Deferred land forming the northern part of the joint landholding and approximately 16 hectares of State Government land east of the TPRC land.

Legal Obligations of the TPRC

The TPRC is a local government operating under the Local Government Act (Act). The TPRC has all of the responsibilities imposed upon local governments under the Act except responsibilities relating to the holding of local government elections.

Public advertising in reference to major decisions, expenditures, tenders and contracts and of Council meetings are exactly the same for the TPRC as for its participant local governments.

Local Government Act section 3.61 (et sic) sets out specific matters that must be included in an Establishment Agreement in which a Regional Council's purpose and objectives are formed.

The TPRC must prepare financial reports, public agendas for its business and an annual report for its constituents. The TPRC is also required to produce periodic reports on its performance to the Department of Local Government and other regulatory authorities.

Establishment Agreement

The following is an extract from the Establishment Agreement signed by the 7 participant local authorities and approved by the Hon. Minister for Local Government.

Region - The TPRC is established for the Region comprising the 7 local government participants.

Regional Purpose - The regional purpose for which the TPRC is established is:

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

Objectives

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

A summary of participant shares is shown in the table following.

Council	Participant Shares
Town of Cambridge	1/12
City of Perth	1/12
Town of Victoria Park	1/12
Town of Vincent	1/12
City of Joondalup	2/12
City of Wanneroo	2/12
City of Stirling	4/12

A full copy of the Establishment Agreement may be viewed on the Council's website at www.tamalapark.wa.gov.au.

Tamala Park Council members are appointed by the participant Councils.

Although the Council members are representatives of their local governments, they must act for the Tamala Park Regional Council when they come together as the Tamala Park Regional Council decision making body.

Decisions taken by the Council are enacted for the TPRC by the TPRC Chief Executive Officer.

The TPRC is the legal vehicle that is able to transact business on behalf of the interest held in the Tamala Park Regional Council by the 7 participant local authorities.

The participant local authorities are the beneficiaries of the cash flow generated by the TPRC.

The City of Wanneroo is the regulatory local authority to which TPRC must apply for approvals for its statutory planning and development approvals. It will also be responsible for the delivery of the normal services to future residents.

TPRC Project Background

Since the Perth Corridor Plan in 1977, the area around Tamala Park has been identified as a major residential and commercial node and the Metropolitan Region Scheme has reflected the intent for major development around the major road arteries and rail station plan for the area.

Progression towards the urban development of Tamala Park has been measured through a number of milestones. The most important of which are listed below:

- In 1981 the Councils acquire 432 hectares at Tamala Park for landfill and future urban development.
- The TPRC land, west of Marmion Avenue, was zoned Urban by Metropolitan Region Scheme Amendment 942/33A (gazetted 24 September 1993).
- The land west of Marmion Avenue was zoned 'Urban Development' when District Planning Scheme No. 2 (DPS 2) was gazetted on 6 July 2001.
- The TPRC land, east of Marmion Avenue, including the WAPC land adjoining the freeway was zoned Urban Deferred by Metropolitan Region Scheme Amendment 992/33 (gazetted 19 September 2003).
- The land east of Marmion Avenue was rezoned to 'Urban Development' on 3 December 2004 through Amendment No. 41 to DPS 2.
- Clarkson Rail Station opened in October 2005.
- A Negotiated Planning Solution signed between the Western Australian Planning Commission and the TPRC in 2006 provided for 90 hectares to be transferred over time to the WAPC for conservation purposes and agreement of the remaining land (180 hectares) for urban development.
- Local Structure Plan adopted by City of Wanneroo in 2010, subject to conditions.
- The TPRC appoints Satterley Property Group as Project Managers/Sales Managers to assist with management and selling of the TPRC project on 24 June 2010.

Local Structure Plan

Since early 2008 the key activity of the Council has been progressing the design/planning and approval of the Local Structure Plan (LSP). The need for the preparation and approval of a LSP is set out under the City of Wanneroo District Planning Scheme No 2. The LSP is intended to guide the planning and development of the TPRC landholding.

The LSP reflects the TPRC objective - “to create an urban centre for choice, sustainability, community and opportunity”. The design in the LSP responds to contemporary lifestyles, best practice urban design, sustainability principles, and the recognition of environmental values of the land.

Planning and design has responded to the site's proximity to the ocean, beach, road and rail arteries and opportunities arising from the site being adjoined on three sides by Bush Forever and National Park land and the Ocean Keys Commercial centre.

Key Elements

Key aspects of the Structure Plan include:

- Providing for a wider range of residential density and a range of housing types that address changing demographics.
- Providing for sustainable environmental outcomes.
- Providing active commercial centres and community hubs that meet the daily and weekly needs of residents and provide employment opportunities.
- Providing an urban design response in recognition of adjoining public transport infrastructure.
- A high level of linkage both within and beyond the boundaries of the Tamala Park landholding.

Key Performance Indicators

- Provision of a variety of lot sizes, housing product and affordability across a range of market sectors.
- Timely and coordinated delivery of open space, pedestrian/cycle paths and access to public transport to cater for resident needs.
- Incorporating water sensitive urban design principles, in accordance with the Western Australian Planning Commission's 'Better Urban Water Management' guidelines (2008).
- Incorporating leading practice urban design in the creation of new neighbourhoods, including allowing for solar passive design and construction of dwellings on new lots.

Environmental Management

An Environmental Management Plan (EMP) has been prepared which provides management and mitigation measures for impacts of the proposed Tamala Park development. The EMP is intended to accompany the LSP and to address the specific Ministerial Conditions (Minister for the Environment) set for the development. These conditions are summarised as follows:

- Management of remnant vegetation whilst strengthening links between the coast and the Neerabup National Park.
- Control of exotic flora and fauna species.
- Specially protected fauna management.
- Fire management.
- Management of public access to the areas reserved for conservation and recreation.
- Recommendations for revegetation.
- Recommendations for public education and awareness to ensure long-term protection of the natural environment.

Approval Status

At its Council meeting of 4 May 2010 the City of Wanneroo endorsed the Structure Plan subject to a number of changes. The LSP has been referred to the Western Australian Planning Commission and it is expected that approval will be granted in April 2011.

Major Projects for the Immediate Future

Ref	Project	Timeframe (Fin Yr)
1	Local Structure Plan Approval Local Structure Plan approval by the City of Wanneroo and Western Australian Planning Commission.	2010/11
2	Rezoning to TPRC Land Urban Deferred to Urban Rezoning Urban Deferred land to Urban under the Metropolitan Region Scheme.	2010/11
3	Federal Environmental Approvals - Environmental Protection & Biodiversity Conservation Act (EPBC Act) Approval to the Structure Plan from the Department of Sustainability, Environment, Water, Population and Communities (SEWPAC) is expected in early 2011.	2010/11
4	Project Marketing and Branding Strategies will be developed and implemented for the rebranding and preliminary marketing of the Project during 2011.	2011/13
5	Approval to Stage 1 Subdivision Plan It is anticipated that an Application for Approval of Stage 1 Subdivision Plan will be lodged late in 2010 or early in 2011. Subdivision Applications for the balance of the TPRC land will be progressively implemented.	2011/13
6	Environmental/Sustainability Initiatives The Local Structure Plan discusses a number of environmental and sustainability initiatives which are to be reviewed to determine viability and implementation capacity. This will particularly apply to the initiatives relating to water conservation, transport, energy generation and new infrastructure.	2011/13
7	Plan for MRC Site Develop future plan for closed MRC landfill site .	2011/12
8	Appointment of Consultant Project Team In order to facilitate the lodgement of the Stage 1 Subdivision Application and to generally progress the project. It is anticipated that Council will appoint the key project consultant team in late 2010 Consultants proposed to be appointed include Town planning/urban design, Civil Engineering, Survey, Landscape Architecture, Advertising/Marketing, and Research.	2010/11
9	Acquisition of WAPC Land As part of the Negotiated Planning Solution the TPRC may acquire surplus WAPC landholdings. The Council will review the viability of the various landholdings and also consider consistency in achieving both the TPRC and Structure Plan objectives through the potential acquisitions.	2011/12
10	Environmental Management Plans Progressively implement the EMP consistent with conditions of subdivision approval.	2011/13
11	New TPRC Administration Office The Council has approved the establishment of a new TPRC Administration Office. Planning is well underway and it is expected that the new office will be completed in early 2011.	2010/11

Major Projects Financial Summary

TPRC Budget Summary 2010-2011

TPRC Projected Revenue & Expenditure 2011-2015

	FYE2011	FYE2012	FYE2013	FYE2014	FYE2015
INCOME					
Interest on Investment	838,236.00	200,000.00	200,000.00	60,000.00	60,000.00
Gross Income Land Sales	0.00	14,939,242.00	43,344,333.00	37,893,391.00	39,519,870.00
Projected INCOME	838,236.00	16,139,242.00	43,544,333	37,953,391	39,579,870
EXPENDITURE					
TPRC Administration					
Governance	118,500.00	124,425.00	130,646.25	137,178.56	144,037.49
Administration	838,800.00	880,740.00	924,777.00	971,015.85	1,019,566.64
DEVELOPMENT COSTS					
Land & Special Sites Development	0.00	172,517.00	512,604.00	0.00	50,000.00
Consultants	440,350.00	388,630.00	287,988.00	299,527.00	314,326.00
Landscape	26,850.00	286,716.00	4,147,885.00	2,084,351.00	3,499,014.00
Infrastructure	0.00	2,355,026.00	3,340,961.00	1,430,770.00	2,514,133.00
Lot Production	230,000.00	12,609,640.00	20,744,550.00	15,851,309.00	16,311,834.00
Administration	20,000.00	353,611.00	709,072.00	737,961.00	768,027.00
Sales & Marketing	70,000.00	1,351,600.00	905,373.00	943,536.00	1,004,463.00
Community Development	0.00	40,000.00	84,922.00	110,000.00	169,551.00
Finance	0.00	0.00	0.00	0.00	0.00
Contingency	0.00	877,887.00	1,536,668.00	2,145,745.00	2,463,135.00
Asset Acquisition	300,000.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURE	2,044,500.00	19,440,792.00	33,325,446.25	24,711,393.41	28,258,087.13
TOTAL INCOME	838,236.00	15,139,242.00	43,544,333.00	37,953,391.00	39,579,870.00
TOTAL NET INCOME	-1,206,264.00	-4,301,550.00	10,218,866.75	13,241,997.59	11,321,782.87
CAPITAL RETURNS (PARTICIPANT LOCAL GOVERNMENTS)	0.00	3,000,000.00	12,000,000.00	13,000,000.00	12,000,000.00
CUMULATIVE CASH BALANCE	14,237,224.00	6,935,674.00	5,154,560.75	5,396,568.34	4,718,341.20

Statistics & Influences

Political Timetable

The development of Tamala Park is expected to occur in a timeframe of approximately 12 years.

During this period, there is likely to be:

- 6 local government elections
- 3 state government elections
- 3 federal government elections

Potentially, there will be 6 changes of members of the Tamala Park Regional Council during its development life.

Changes at the State Government level to Governments or policy can result in significant changes in the approval regime and development of infrastructure which will impact the TPRC development.

A growing emphasis in policy formulation around environmental matters at both State and Federal Government level, will impact expectations for local responses to urban design, conservation and sustainability issues.

The planning by the TPRC must necessarily take account of the non-controllable impetus that may result out of the change in political framework that will occur in the TPRC development timeframe.

Perth North-West Corridor Growth

The Metropolitan Region Scheme sets out the major land uses and infrastructure to be provided in the north-west corridor. The Tamala Park land is the largest undeveloped land parcel in the corridor south of Alkimos.

The State Government planning has committed to continued residential growth in the north western sector of Perth. In the area north of Butler over 100,000 lots are to be created over the next 20 years.

Directions 2031 (August 2010) prepared by the Western Australian Planning Commission and Department of Planning provides the planning framework for Perth to 2031. It establishes a vision for the future growth of the Perth Metropolitan Region. Directions 2031 recognises the Tamala Park landholding current Urban and Urban Deferred zonings, with the potential for 2500 residential dwellings. It is seen as a satisfying land supply in the local area over the next decade.

Public Consultation

The following Public consultation is proposed for this Future Plan:

- Availability of Plan advertised in newspapers (Plan available for public comment for 45 days).
- Availability of Plan advised on participant local government noticeboards.
- The TPRC Web Site.
- Submission forms available on TPRC website.
- Consultation results and recommendations returned for TPRC review.
- The availability of the adopted plan and any modifications advertised.

Comment forms are contained in Appendix 1 of this document.

Email response is preferred as it will aid efficient collation of input for review by the TPRC.

The TPRC have demonstrated a high regard for the sustainability principles of Council's resources and this Future Plan not only supports sound financial management but also meets the legislative requirements contained within the Local Government Act 1995 and associated Regulations.

Appendix

Appendix 1

Comment Form Page 20

Appendix 2

TPRC Subject Site.....Page 21

Appendix 3

TPRC Local Structure Plan Page 22

Comment Form

Comments will be kept confidential

I would like to make the following comment(s):

Please provide contact details (all details will remain confidential)

Name:

Position:

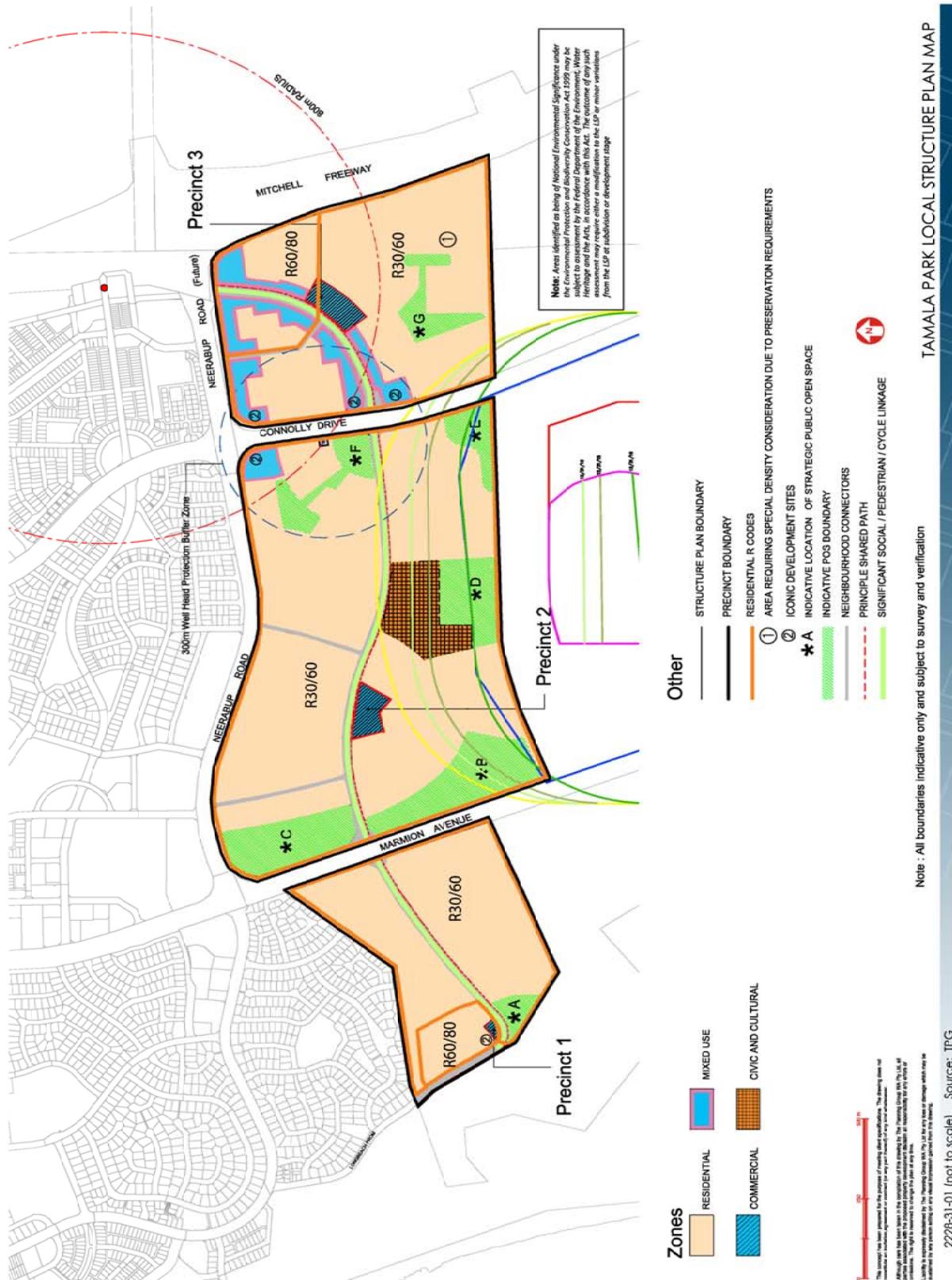
Organisation:

Email Address:

Please email to mail@tamalapark.wa.gov.au.
This will assist consolidation of results.



Local Structure Plan





Tamala Park Regional Council (TPRC) has been formed by 7 local governments which are joint owners of the Tamala Park land:

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

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