

Draft

Future Plan

2007-2010

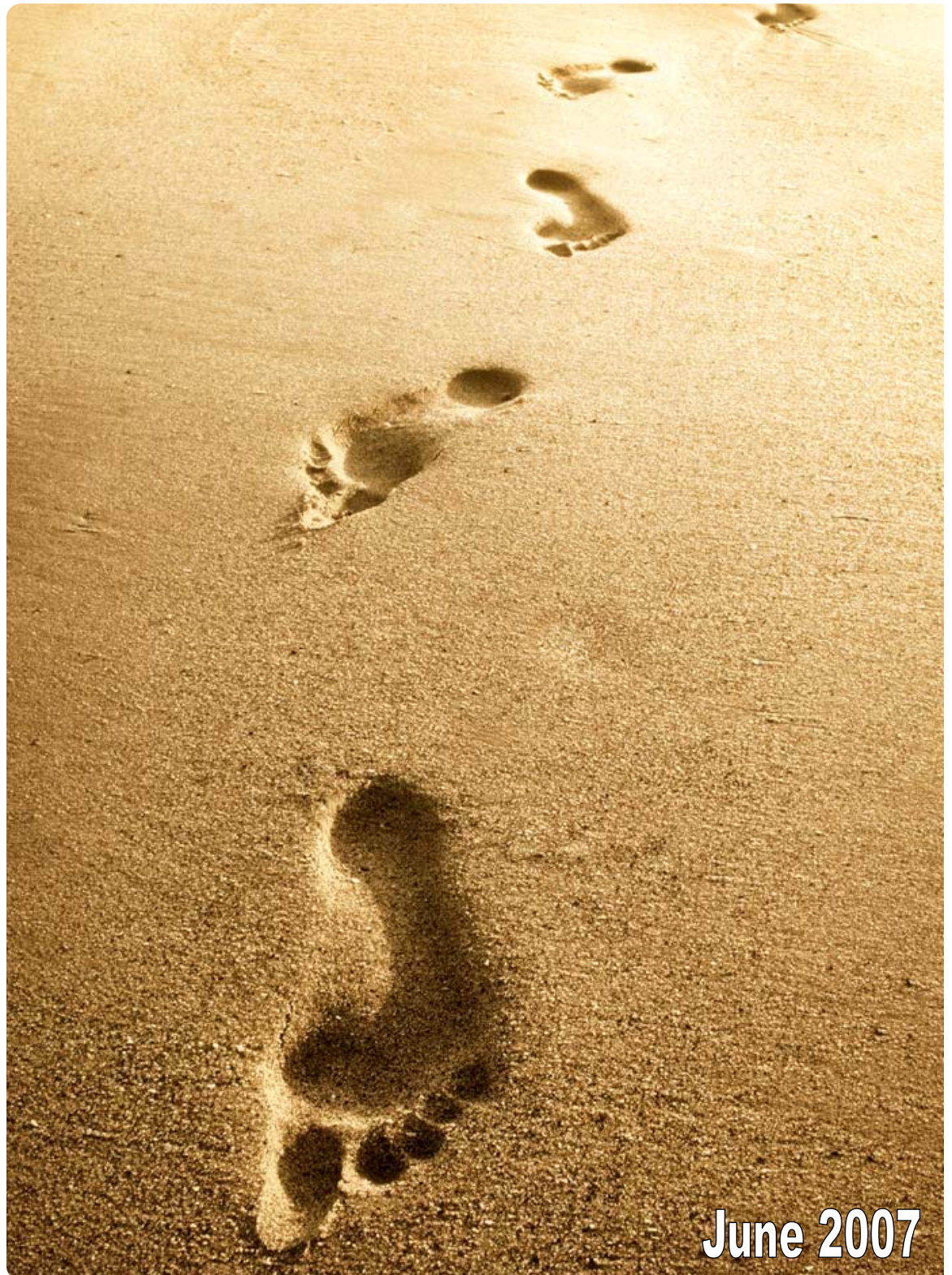
Tamala Park Regional Council

Vision

Values

Focus Areas

Projects



June 2007

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

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.



'Comment forms providing more space and scope for responses are available on the TPRC website'

Public Consultation

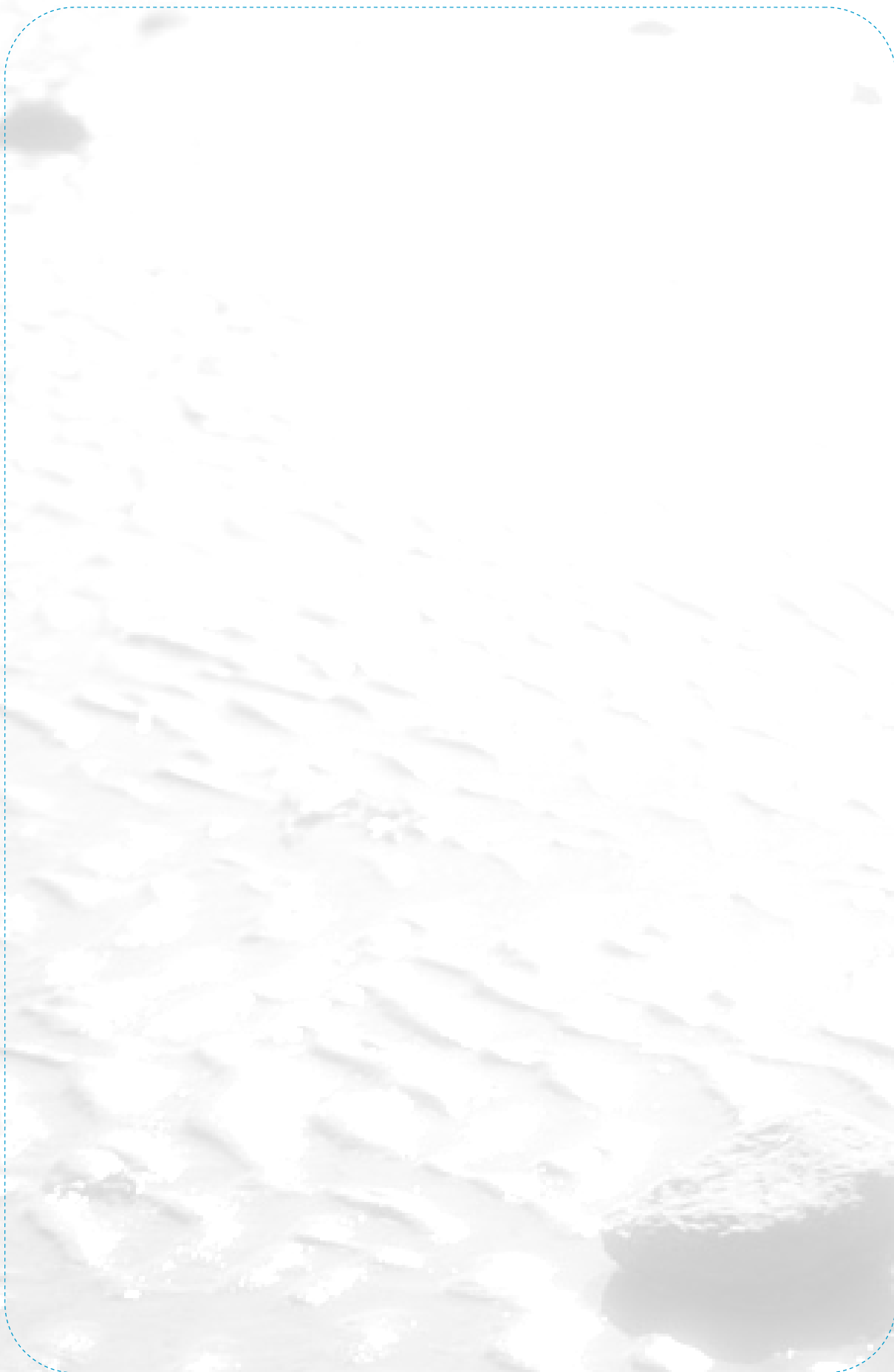
Public consultation proposed for this Future Plan:

- Availability of Plan advertised in newspapers (for a minimum of 30 days).
- Availability of Plan advised on participant Council noticeboards and Council websites.
- Web Site for Plan and background data.
- Survey forms available in hard copy and Council websites.
- Public meeting one month after responses invited with responses by public summarised as a meeting item.
- Government agency responses canvassed.
- Participant Local Government responses canvassed.
- Consultation results and recommendations returned for TPRC review.
- The availability of the adopted plan and any modifications advertised

Comment forms are contained in Appendix 2 of this document. Comment forms providing more space and scope for responses are available on the TPRC website at www.tamalapark.wa.gov.au.

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

Members of the public are encouraged to forward the TPRC URL link to any other person or body that may be able to make a constructive input to the development of the Plan.



Tamala Park Regional Council (TPRC)



**'The Tamala
Park Regional
Council was
established
under the Local
Government
Act on 3
February 2006'**

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 TPRC Council has been established with approval of the Minister on request by 7 local governments which had a joint landholding of 432 hectares of land in the municipal 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.

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

The owners have now 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.

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.

All of the land leased to the MRC is currently zoned Regional Open Space and/or Bush Forever. An interim zoning exists for 57 hectares of land under the classification 'public utility'.

Within the MRC lease perimeter 9 telco's operate a major communications tower.

The TPRC's principal concern is directed to 180 hectares of residential and deferred urban land forming the northern part of the joint landholding and approximately 16 hectares of State Government land east of the TPRC land. The Council is ultimately responsible to the Minister for Local Government.

The Council exists solely for the land development, although there is potential for the Council's activities to be expanded to perform joint functions for all of the local authorities making up the TPRC.

LEGAL OBLIGATIONS OF THE TPRC

The TPRC is a local government operating under the Local Government Act. The TPRC has all of the responsibilities imposed upon local governments under the Act except responsibilities relating to the holding of municipal 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;
 - ii) to balance economic, social and environmental issues; and to produce a quality development demonstrating the best urban design and development practice.

A summary of Establishment Agreement provisions is as follows:

Clause 1: Records ownership shares in Lot 118 land and defines the portion of Lot 118 that is subject to the Tamala Park Regional Council regional purpose;

Clause 2: Records the name of the Council - the Tamala Park Regional Council;

- Clause 4:** Records the regional purpose as:
a) to undertake, in accordance with the objectives, the rezoning, subdivision, development, marketing and sale of the 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.
- Clause 5:** Sets out the objectives of the Council as the following:
- to develop and improve the value of the Land;
 - to maximise, within prudent risk parameters, the financial return to the Participants;
 - to balance economic, social and environmental issues; and
 - to produce a quality development demonstrating the best urban design and development practice.
- Clause 6.1:** Provides for the participants to appoint members to the Council;
- Clause 6.2:** Effectively sets the normal term of office at two years expiring Friday before the normal local government election date;
- Clause 6.3:** Provides for election of the Chairman and deputy chairman for (up to) 2 years by the Council;
- Clauses 6.4/6:** Sets out the role of Chairman, Deputy Chairman and Council – provisions follow the roles set out in the Local Government Act;
- Clause 7:** Requires participants to transfer to the Tamala Park Regional Council their interest in the 'Regional Purpose' land;
- Clause 8:** Requires payment of rates to the City of Wanneroo when land is subdivided and in order for dealing;
- Clause 8:** Provides that certain compensation payments received by participant Councils under the State's Bush Forever policy are assigned to the Regional Council and the circumstances when other contributions may be requested by the Tamala Park Regional Council;
- Clause 9:** Deals with financial distributions to participants;
- Clause 10:** Provides that the Tamala Park Regional Council may borrow funds;
- Clause 11:** Deals with withdrawal conditions and essentially requires any withdrawal to be by common agreement;
- Clause 12:** Provides that a participant may divest all or part of its ownership interest to other participants at market value;
- Clause 13:** Deals with the winding up of the Council and the division of assets and liabilities;
- Clause 14:** Deals with dispute resolution and facilitates arbitration as a last resort.
- Schedules describe participant ownership shares, number of participant members, dates of participant resolutions approving the Establishment agreement and a plan of the 'regional purpose' land.

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

Council	Project Shareholding Joint Development 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 seen on the Council's website at www.tamalapark.wa.gov.au.

Tamala Park Council members are elected by the participant Councils.

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

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

The corporation 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 ultimate beneficiaries of the net cash flow generated by the TPRC.

City of Wanneroo, as the local authority within which the TPRC land is located, will benefit from the TPRC providing an urban development that provides physical infrastructure, regional linkages, social opportunities and is responsive to environmental and economic issues.

The residents and wider community will benefit from the comfort and convenience fostered by the urban design guidelines for built form and from building 'Liveable Neighbourhoods' by providing for mixed land use, affordable housing, local employment, ready and safe walkable access to facilities.

The TPRC will have a special relationship with the City of Wanneroo as all of the urban development designs and programs will need to have approval or support from the City of Wanneroo as the regulatory local authority to which TPRC must apply for sanction for its statutory land planning obligations. The TPRC will also have a special relationship with the Department for Planning & Infrastructure which is a key WA government agency for approvals and coordination of WA government policies relating to new urban developments.



“There is a world-wide movement to smart growth for urban communities’

Smart Growth Development

There is a world-wide movement to ‘smart growth’ for urban communities. Smart growth exists under a number of headings in major organisations in the United States and Europe. Many of the principles of smart growth are now being subsumed in triple bottom line initiatives being undertaken by Governments and private enterprise throughout the world.

The principle items featured in many of the smart growth policies widely practiced are the following:

- Engage regional stakeholders in envisioning a sustainable future.
- Incorporate sustainable design principles into comprehensive and general plans.
- Establish short, mid and long-term sustainability goals, objectives & evaluation criteria for development decision-making.
- Make development decisions predictable, fair and cost effective.
- Create economic incentives to encourage sustainable development.
- Develop a sustainable energy strategy with corresponding plans, policies and programs for implementation.
- Deploy sustainable energy technologies such as cogeneration, distributed generation and renewables and practice efficient energy management.
- Develop local sources of recoverable energy including municipal landfills, waste water treatment and solid waste processing facilities.
- Adopt energy efficient building standards.
- Remote mixed-use developments at densities that support regional transit.
- Create walkable neighbourhoods with a strong sense of place.
- Encourage use of alternative fuels, fleets and transit infrastructure.
- Strengthen & direct development towards existing communities.
- Preserve open space, farmland, natural beauty, habitat & critical environmental areas.
- Integrate open space throughout the urban landscape.
- Encourage compact building design.
- Create a range of housing opportunities and choices.
- Create local employment opportunities.
- Engage technology to foster community debate, cooperation and culture.

The City of Wanneroo has a smart growth philosophy and has adopted a rating scheme for measuring major developments against the criteria set out in the policy.

The City of Wanneroo website contains a link for the Smart Growth Policy from their homepage (www.wanneroo.wa.gov.au). Click Council and follow the Smart Growth link.





'There is a new awareness in all countries and communities about the need to address environmental and climate change issues'

Environmental Concerns & Responsibilities

There is a new awareness in all countries and communities about the need to address environmental and climate change issues.

In past years Governments and global economies have concentrated on materialism. Awareness is now about the environmental health of the planet and on finding better ways to produce and use energy and scarce resources.

From within Australia it can easily be seen that:

- World institutions and Governments
- The Australian Federal Government
- Australian State Governments
- Local governments
- Communities
- Individuals

are aligned in their focus and aspiration to:

- Recognising the possibility of environmental calamities and being willing to respond
- Seeking opportunities to become involved in meaningful projects
- Confidence that responses can be economically beneficial
- Producing better life outcomes
- Appreciation that a 'don't do anything' approach is not an option
- At the political level, that political survival is tied to taking positive actions to modify and review actions that suggest inefficiency of resource use or exacerbation of environmental health

Many countries are now expending huge sums and devoting technical effort to developing alternative energy technologies and new concepts to reduce the impact of climate change.

TPD is a green field development which is ideally placed to embrace all of the possibilities that are, or can be made, economically viable. In doing so, **TPD** could become a demonstration project of the possibilities available for wide scale application in other communities.

Projects available for the TPRC consideration can include projects which can bring about results such as:

- Complete energy generation self sufficiency through use of a networked PV solar grid mandated for every building within **TPD**. This could be augmented by a solar array and/or wind generation and concentrator on rehabilitated land within the MRC lease and the power generated from landfill gas at the MRC site.
- Reduction of typical per person potable water use from 160kl per person by 50% through use of 2 or 3 pipe systems to all houses; water harvesting; treatment of stormwater from roadways and parking areas, supplemented by communal bores.

- A process of ensuring energy efficient building design and the provision of energy efficient apparatus for all developments in TPD.
- Provision of sophisticated communication technology that will allow individual households to monitor their electricity and water use, including feed in resources to electricity and water recycling systems on an individual and whole TPD basis.
- The creation of public places with landscape designs targeted to assist microclimate comfort along with aesthetic appeal and low maintenance requirements.
- Government policy changes that are conducive to individual and corporate capital investment responses.
- Targeting use of alternative clean energy and environmentally sound practices.

These are just some of the benefits that can come from scaling up the emphasis of being environmentally responsible to environmental leadership and the creation of a unique identity for the new TPD community.

Within this Future Plan there are projects suggested which target possibilities for improvement of 'the environmental condition'.

The smart growth movement and the ongoing concerns about environmental matters and climate change have predicated emphasis in the vision and focus areas in the following pages to move emphasis in the TPRC planning from a predominantly economic outcome to one that is equally focused on the environmental and social bottom line.



'Since the Perth corridor plan in 1977, the area around Tamala Park has been identified as a major residential and commercial node'

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 concentrated development around the major road arteries and rail station plan for the area.

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

- * 1981 Councils acquire 432 hectares at Tamala Park for landfill and future urban development.
- * The TPRC land is rezoned to Residential and Deferred Urban through MRS amendments 942/33A and 992/33.
- * A Negotiated Planning Solution in 2006 provides for 238 hectares to be transferred over time to the Crown Estate.
- * MRS and Bush Forever reserves part of the land for recreation and conservation purposes.
- * Mindarie Regional Council takes a lease of 151 hectares until 2032.
- * The urban land available for development by the TPRC is reduced to 180 hectares.
- * The State Government rezones 20 hectares adjacent to the eastern boundary of the TPRC land. This land will be developed in conjunction with TPRC.
- * The urban development front in the Perth northern corridor has now moved 15km north of Tamala Park.
- * All necessary public utility services are provided to the Tamala Park land to facilitate subdivision.
- * Land use and service planning by the State Government has assumed an urban development of the Tamala Park land commencing 2006/07.
- * The residential housing market is demonstrating a strong demand for new residential lots in the northern corridor.
- * Development of the Neerabup Industrial area will accentuate opportunities for local housing and local employment based on Tamala Park.
- * Clarkson Rail Station opened in October 2005.
- * Clarkson (Ocean Keys) commercial and community centre development is well advanced in 2007.





*'To create an
urban centre
for choice,
sustainability,
community and
opportunity'*

Vision

To create an urban centre for choice, sustainability, community and opportunity.

Design in the 200 hectare development will respond to the need to future proof the community and built infrastructure to meet contemporary lifestyles, local and global concerns for the environment and the best of the Smart Growth philosophies and policies.

Project planning will respond to the site's proximity to the ocean, beach, road and rail arteries and planning will also look to opportunities arising from the site being adjoined on three sides by Bush Forever and National Park land and the Ocean Keys Commercial centre and the Mindarie Regional Council waste management facility to the south.

Distribution from land sales will be made on a progressive basis to the TPRC constituent Councils. Project life will be 10-12 years and the TPRC could be dissolved on project completion.

TPRC VALUES

We value:

- The future
- The environment
- Our capacity to lead outcomes
- Equity and inclusiveness
- Consultation for community planning
- Responsiveness to community values
- Economic vitality
- Choice in housing
- Employment generation
- Community self-sustainability
- The safety of our community
- Community cohesiveness

KEY FOCUS AREAS

Arising from our vision and values are these key focus areas:

- Public utility and land infrastructure
- Design for future proofing
- Economic health and outcome
- Environment/sustainability
- Return on investment
- Community development
- Communication
- Council's business environment

KEY STAKEHOLDERS

Key stakeholders will include:

- Participants of the TPRC
- City of Wanneroo (as the local authority)
- Government agencies concerned with Planning and Infrastructure provision
- Mindarie Regional Council
- Adjacent communities
- Developers, consultants and service providers

MAJOR GOVERNMENT POLICIES THAT WILL IMPACT THE TPRC DEVELOPMENT

- Liveable Neighbourhoods
- Wanneroo Smart Growth
- Network City
- Wanneroo District Planning Scheme
- State Sustainability Strategy
- Metropolitan Region Scheme
- Bush Forever Policy
- Waste Management 2020
- Coastal Management Policy
- Cities for Climate Protection
- WA Greenhouse Strategies 2004 & 2007
- Agenda 21
- Telecommunications Strategy and Protocol



*'To respond to
climate change
issues and
resource use
inefficiency in a
model triple
bottom line
solution'*

Constraints & Opportunities

CONSTRAINTS

- MRC buffer requirements
- Market demand
- Structure plan process (particularly time)
- Community concern over Mt Tamala
- Community concern over adjacent waste management facility
- Potential underground water pollutants from MRC site
- Rapid population growth
- Reducing employment ratios in northern corridor
- Loss of bush land and wet lands
- Future plan for completed MRC landfill site
- Development pressure on conservation land west of Marmion Avenue
- MRC landfill disposal site expected to operate until 2032
- Major road impediment of children crossing to schools
- 13 hectare site required for K-Yr 10 school
- Western Power substation and transmission line requirements
- Integration with surrounding built form
- Barrier effects of major roads
- Required measures for protection of flora and fauna
- Infrastructure growth demands including power, gas and water
- Priority 3 drinking water area
- Lead time for development of infrastructure
- Engaging State Government partners with development
- Location of important heritage sites
- Restrictions on easy access to surrounding POS

OPPORTUNITIES

- To respond to climate change issues and resource use inefficiency in a model triple bottom line solution
- Unique well serviced location
- Proximity to Clarkson Rail Station
- Proximity to Ocean Keys commercial precinct
- Burns Jindalee Coastal Planning Strategy 2002
- Connections and interfaces with beach and adjacent developments
- Opportunities to retain local vegetation
- Community access to DET facilities
- 7 local authority landowners managing 2 adjacent investments
- Possible use of excavated material from MRC for development purposes
- Ability to provide for ageing population
- Affordable housing options
- To plan optimum ongoing maintenance for community infrastructure
- Transit oriented development (station and cycle ways)
- Address lack of a regional and active sporting reserve
- Plan optimum tourist leisure facilities; MRC site
- Selling a lifestyle to generate community ownership
- Contribution to biodiversity
- Adjoining 'Kings Park of the north'
- Alternate transport methods such as public transport, walking & cycling
- Provide appropriate services and facilities for long term economic benefit
- Provision of supporting communication and information technologies
- Provide and promote 'Shell' buildings
- Soft edged roads (no kerbs) as part of water sensitive design and energy saving
- Park connection through site
- Create a southern natural boundary closer to ridge line rather than the MRS arbitrary line
- Continuous east west link from station to coast
- Neerabup Park trails network to be utilised
- Ocean views
- Views sheds can be maximised from elevated land near Marmion Avenue
- Safety – major road systems
- Beach connection; dog beach
- Intensification of land uses in MRC landfill site as regional attractor
- Move some Neerabup Road traffic south with a new link
- Design for safety to provide good passive surveillance
- Involvement in coastal conservation reserve planning



*'Negotiated
Planning
Solution for
Bush Forever
land with
WAPC'*

Key Project Elements

- Establishment of the Regional Council (completed)
- Negotiated Planning Solution for Bush Forever land with WAPC
- Transfer of land west of Marmion Avenue to WAPC
- Conduct of an Enquiry by Design Workshop
- Site analysis
 - * Aboriginal heritage study
 - * Geotechnical study
 - * Hydrological study
 - * Existing transport linkages
 - * Public utility services
- Structure planning – whole site
- Public consultation for structure plan proposals
- Negotiate statutory approvals for structure plan
- Renegotiate major infrastructure and servicing plans
 - * Marmion Avenue
 - * Neerabup Road
 - * Western Power substation
- Negotiate State and Federal Government supports and grants for conservation and environmental proposals
- Develop a staging plan
- Develop financial packages for **Smart XXX (economic, eco friendly, environment, energy) Smart = E⁴**
- Negotiate eco-educational school design
- Design and construct example residential and mixed use developments
- Develop contracts and tenders for project development, marketing and land sales

STRATEGIES

- Public utility and land infrastructure
 - * Promoting urban infrastructure that is responsive to the needs and values of the community
 - * Providing services that support local employment and economic opportunities
 - * Create a design/desire for use of public transport and, particularly, the Clarkson Rail node
 - * Provide for a replacement of the communication tower function with a safe facility
 - * Prepare and prove a plan for a potable/non potable water balance for **TPD**
 - ◆ Develop a plan for transitional use and long term integration of the MRC landfill with **TPD**
- Key design issues
 - * Formulate a brief for the structure planning for **TPD**
 - * Formulate plans for each of the major design elements to be considered in structure planning
 - * Negotiate building design guidelines with the City of Wanneroo for inclusion in the City of Wanneroo District Scheme

- Economic outcome
 - * Prepare ROI studies for alternative infrastructure solutions covering capital and a 15 year maintenance cycle
 - * Develop alternative leisure plans with social and financial return on investment analysis
 - * Prepare a financial management plan demonstrating optional times and methods of returning value to TPRC participant Councils
- Environmental
 - * Conserve and protect local bio diversity
 - * Promote energy efficiency and conservation of resources as part of the development ethos
 - * Partner with Government agencies to package active options for landowner participation in environmental programs
 - * Develop an interface plan covering Neerabup National Park, the completed MRC landfill and the coastal conservation reserve
 - * Promote understanding of the aboriginal and cultural heritage relevant to reserve lands
- Provide incentives for higher density housing along transit corridors
- Reward sustainable best management practices by the
- Building design & construction industries
- Reclaim & reuse, where possible, all urban “waste” waters
- Encourage use of products designed to be recycled for multiple uses

The key elements of the project seen in context of the key focus areas break down into components as follows:

- **Public Utility and Land Infrastructure**
 - Regional road contributions
 - Landform design to meet environmental sustainability needs
 - Connection to Clarkson Rail Station
 - Crossings at major road arteries
 - Communication network
 - TPD power generation grid
 - Communal water irrigation to public parks, reserves and residential gardens
 - Common trenching for services
 - TPD package sewerage scheme for water reuse and power generation
- **Design for Future Proofing**
 - * Incorporation of government sustainability and environmental policies
 - * Transit oriented design
 - * Incorporation of Liveable Neighbourhoods and Smart Growth policies
 - * Public place and pedestrian route social planning
 - * Land use allocation and densities appropriate to location
 - * Urban lot design for solar orientation
 - * Creation of community activity around public facilities and parks
- **Economic Health and Outcome**
 - * Optimum return on investment for owners having regard for all key focus areas
 - * Minimising infrastructure costs having regard for sustainability issues
 - * Sensible amortisation of community infrastructure facilities
 - * 1:4 local employed/residential dwellings
 - * Development of a regional attractor to promote tourism, employment and economic use of public facilities
- **Environment/Sustainability**
 - * Minimise energy use in development
 - * Promote TPD independence for water and energy utilisation
 - * Housing packages to conserve resources consistent with community expectations and responsibilities
 - * Protection of the surrounding natural environment
 - * Transit oriented development
- **Return on Investment**
 - * Positive cash flows for owners within 4 years from development start
 - * Financial benefits from public infrastructure design
 - * Financial benefits from public infrastructure utilisation (i.e. rail, roads and leisure facilities)
 - * Employment generation through land use and social design
- **Community Development**
 - * Shared values through inclusion in planning decisions and land use development
 - * Focus of activities around public facilities
 - * Multi-use of buildings such as schools and provision of hot offices
 - * Safe pedestrian transport routes
 - * Compact urban design for safety and contact

- **Communication**
 - * Community forums
 - * Publication of plans
 - * Community intranet
 - * Government policy directorate involvement with **TPD**
- **Council's Business Environment**
 - * Establishment of the Regional Council's office
 - * Include State Government land at Neerabup Road/Mitchell Freeway junction
 - * Negotiate recession of buffer with MRC
 - * Secure rights to electricity generation MRC landfill gas plant
 - * Renegotiate northern boundary of Bush Forever site 322
 - * Secure feed in tariff for electricity generation
 - * Develop financial incentive packages to promote desired building form
 - * Develop grant/capital financing strategies for energy packages to equip residential and commercial premises
 - * Develop community agreements on shared ownership of electricity generation and income from ownership of optical fibre grid
 - * Negotiate communication and entertainment packages to deliver services to businesses and households in **TPD**

Statistics & Influences

POLITICAL TIMETABLE

The development of Tamala Park will occur in a timeframe of approximately 12 years.

During this period, there will be:

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

The table below shows the timeframes for elections:

	Local	State	Federal	TPRC
2007	X		X	X
2008		X		
2009	X			X
2010				
2011	X		X	X
2012		X		
2013	X			X
2014				
2015	X		X	X
2016		X		
2017	X			

Potentially, there will be 6 changes in the composition 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.

'The development of Tamala Park will occur in a timeframe of approximately 12 years'

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 plan for utility services provision has advanced assuming lot production from Tamala Park at the rate of approximately 650 lots per annum and a total of 2,500 lots by 2011.

From a State Government point of view the economic viability of services such as:

- Power
- Water
- Sewerage
- Gas
- Rail
- Communication
- Road

will be significantly improved with the addition of urban development at Tamala Park.

FINANCIAL PLANS

COMMUNICATIONS

NORTH WEST CORRIDOR PROJECTED GROWTH STATISTICS

- | | |
|---------------------------|---|
| • Population | NW Corridor Growth 114,000 (2006) to 215,000 (2022) |
| • Traffic movements | NW arteries through Tamala Park 36,000 VPD |
| • Local employment | 23% |
| • Age pyramid | 0-14 years (25%) |
| • Population density | 15-29 years (21%) |
| • Rail trips | |
| • Water consumption | 30-44 (24%) |
| • Electricity consumption | 45-64 (21%) |
| • Recreation hours | 65+ (9%) |

EXECTED STATISTICS - TAMALA PARK

- | | |
|----------------------------|-------------------------|
| • Population | 67,000 |
| • Employment targets | 20% |
| • Water consumption supply | 50% total utilisation |
| • Energy | Main energy grid 60% |
| • Traffic movement | 14,000 vehicles per day |



*'Develop
environmental
demonstration
multi-use 'shell'
unit'*

Major Projects for the Immediate Future

- Structure plan for approval under City of Wanneroo and MRS Schemes
- Rezoning deferred urban land to urban
- Acquisition of Government land near Clarkson Station
- Resolution of boundaries of POS land – Negotiated Planning Solution
- Negotiate sale of land east of Connolly Drive to Government
- Secure agreement to underground Western Power lines connecting substations
- Design and provide optical fibre conduit network contemporaneous with road construction (Neerabup Road and Connolly Drive)
- Secure approval for package sewerage scheme
- Acquire rights to electricity generated at MRC plant
- Develop future plan for closed MRC landfill site
- Resolve Neerabup Road barrier to TPRC urban development
- Explore retail value of optical fibre network for TPRC
- Explore retail utilisation of optical fibre network for community
- Conservation style grants
- Establish community reference group
- Establish environment specialist/conservation group
- Geological survey
- Aboriginal heritage study
- Financial plan
- Coastal conservation reserve input
- Advocacy
 - * Target water consumption limits
 - * Electricity grid management
 - * Carpool incentives
- Establish environmental demonstration residential unit
- Develop environmental demonstration multi-use 'shell' unit
- Develop financial package for fit out of solar electricity appliances to all residents
- Develop financial package for fit out of water conservation/management appliances to all residents

MAJOR PROJECTS FINANCIAL SUMMARY

TPRC Projected Revenue and Expenditure 2007_2010

Proj No	2007-8	2008-9	2009-10	Future *
Income	\$	\$	\$	\$M
Interest from Investment Activities	1,055,311	1,170,000	1,200,000	
Grants for Energy/environment Projects		100,000	100,000	4
Urban Development land sales				650
Optical Fibre network Revenue				2
Projected Revenue	1,055,311	1,270,000	1,300,000	656
Expenditure				
TPRC Administration				
Governance	53,650	75,000	75,000	
Staff Related Costs	214,681	240,000	280,000	
Materials and contracts	55,600	70,000	80,000	
Structure plan Development and approval				
Structure Planning	200,000	30,000		
Aboriginal Heritage Study	20,000			
Geological Study	60,000			
Water management Plan	10,000	20,000	20,000	
Environmental and flora management plan	10,000	8,000		
MRC/ Urban Development Buffer management Plan	2,000	3,000		
General Consultancies and professional advice	25,000	25,000	25,000	#
Rezoning deferred urban land to Urban			3,000	
Acquisition of Govt near Clarkson Station	17,000	3,000		30
Resolution of POS boundaries in NPS with WAPC		1,000	4,000	
Negotiate sale or transfer of POS land (Connolly east) to WAPC				2
Secure Undergrounding Western Power Sub station Connection lines				1.7
Design Optical Fibre Network		1,000	1,000	
Provide optical Fibre backbone network				1.8
Develop Retail opportunities for optical fibre network				
Develop Electronic Services Package for TAMXXX		1,000	3,000	#
Develop (with MRC) a future plan for the completed Refuse landfill	4,000	4,000	3,000	
Resolve Neerabup Road barrier to commercial and rail services				
Explore retail utilisation of optical fibre network for community access to services		3,000	1,000	
Conservation style grants				
Establish community reference group	1,000	3,000	3,000	#
Establish environment specialist/conservation group	1,000	1,000	1,000	#
Financial Plan Urban Development and services	2,000	1,000		#
Financial and Implementation package for Eco equipment /services	1,000	3,000		#
Financial Plan TPRC participants Cash Flow				
Coastal conservation reserve input to WAPC Management Plan	1,000	1,000		
Advocacy	1,000	2,000	1,000	#
Target water consumption limits		1,000	1,000	
Electricity grid management		1,000	1,000	
Electricity feed-in tariffs		4,000	4,000	
Carpool incentives		500	1,000	
Transit study intra TPRC Site		1,000	1,000	#
Establish TPRC on site Eco-Demo Office				0.4
Establish environmental demonstration residential unit				0.4
Develop environmental demonstration multi-use 'shell' unit				0.8
Develop financial package for fit out of solar electricity appliances to	500	5,000		#
Develop financial package for fit out of water conservation/management appliances to		500	1,000	#
Urban Development Infrastructure/lot formation and servicing				234
Projected Expenditure	679,431	508,000	509,000	271
Net Expenditure (Surplus)	\$ 375,880	\$ 762,000	\$ 791,000	\$ 385

indicates continuing expenditure requirement

* Indicative for trend only- options will result from planning



Appendix

Appendix 1

- * Conceptual Design Plan (under review)Pg 31

Appendix 2

- * Comment FormsPgs 32-34

Appendix 3

- * TPRC Subject Site.....Pg 35

Under Review



3194-4-001 March 2007

Scale: 1:5,000 (A11:10,000@A3)
Source: Various Licensed Surveys

0 100 200 300 400m

LEGEND

RE-ALIGNMENT OF NEERABUP ROAD	LANDFORM RESPONSIVE LIVING	ADDITIONAL HERITAGE	PUBLIC OPEN SPACE	TRAFFIC CALMING ZONES
MULTI CHOICE LIVING	CONSERVATION LIVING	TOURISM AND LIVING	VEHICULAR ACCESS AND PARKING	CENTRAL GREEN LINK/CORRIDOR
TAMALA CENTRAL LIVING	LOCAL WORK ENTERPRISES	COMMUNITY SERVICES	HOUSE PARK OF THE NORTH	
TOURISM NODE	EMPLOYMENT	TAMALA CENTRAL	REGIONAL RECREATION	

FIGURE 6.1

CONCEPTUAL DESIGN PLAN

TAMALA PARK

koltasz smith

TOWN PLANNING - PROJECT MANAGEMENT
URBAN DESIGN - DEVELOPMENT CONSULTING

PERTH Tel: (08) 9490 2222 Email: perth@kasp.com.au

Comment Forms

Comments will be kept confidential

Section 1

Legislative Background

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

Section 2

Public Consultation

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

Section 3

Tamala Park Regional Council (TPRC)

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

Section 4

Smart Growth Development

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

Please provide contact details (all details will remain confidential)

Name:

Position:

Organisation:

Email Address:

Internet lodgement (preferred) is available at www.tamalapark.wa.gov.au.
This will assist consolidation of results.

Comment Forms

Comments will be kept confidential

Environmental Concerns & Responsibilities

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

TPRC Project Background

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

Vision

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

Constraints & Opportunities

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

Please provide contact details (all details will remain confidential)

Name:

Position:

Organisation:

Email Address:

Internet lodgement (preferred) is available at www.tamalapark.wa.gov.au.
This will assist consolidation of results.

Section 5

Section 6

Section 7

Section 8

Comment Forms

Comments will be kept confidential

Section 9

Key Project Elements

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

Section 10

Statistics & Influences

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

Section 11

Major Projects for the Immediate Future

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

Please provide contact details (all details will remain confidential)

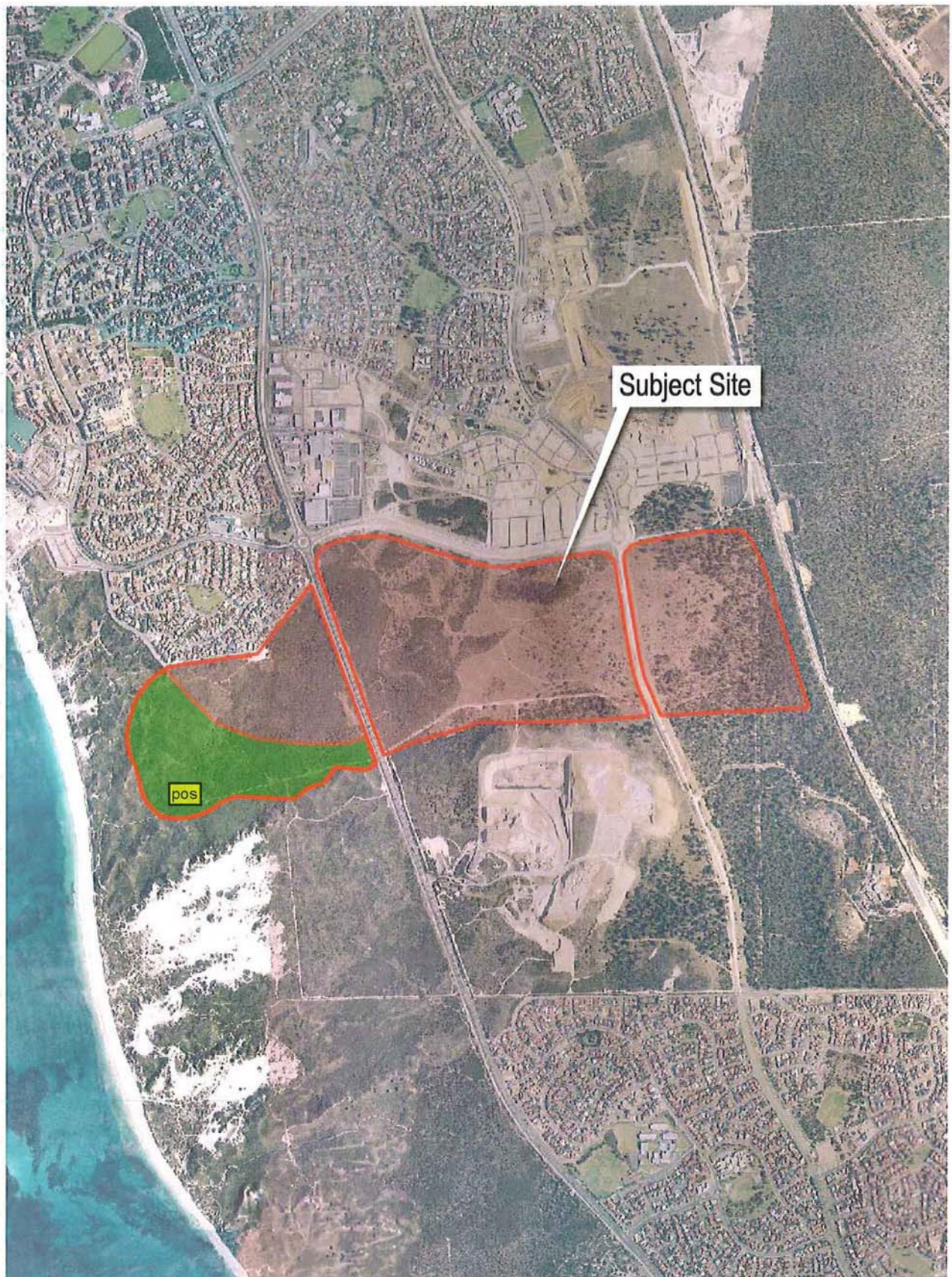
Name:

Position:

Organisation:

Email Address:

*Internet lodgement (preferred) is available at www.tamalapark.wa.gov.au.
This will assist consolidation of results.*





TAMALA PARK REGIONAL COUNCIL (TPRC) COMPRISES 7 LOCAL AUTHORITY OWNERS

Please address all correspondence to:

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Phone: 9345 8595 Fax: 9345 8809

Visit our website: www.tamalapark.wa.gov.au

Be enviro-conscious, send correspondence via email.