

Appendix 9.1

LANDSCAPING WORKS STATUS – November 2019

Landscape Works	FYE 2020 Budget	Detailed Design	City of Wanneroo Approval	Proposed Construction Commencement	Proposed Completion	Comments
Stage 17B Verge Landscaping Works	\$505,769	Complete	Issued	4 September 2019	14 October 2019	Landscaping work completed on 14 October 2019.
Stage 11 POS (Phase 2)	\$800,000	Complete	Issued	15 November 2019	January 2020	Approval to award contract to LD Total for park playground and landscaping work, including the manufacture and installation of a seaplane play structure, granted by TPRC on 28 October 2019.
Stage 26 Marmion Ave Verge Landscaping	\$70,000	Complete	Issued	15 November 2019	29 November 2019	Approval to award contract to LD Total to complete landscaping of a section of the Marmion Avenue western verge (adjacent to Stage 26) granted by TPRC on 25 October 2019.
Biodiversity Conservation Area (South)	\$300,000	Complete	Issued	October 2019	November 2019	<ul style="list-style-type: none"> • Weed control and propagation of native seed stock collected from the Project area has commenced in preparation for site rehabilitation scheduled to occur in winter 2020. • Interpretive signage is to be installed 29 November 2019.
Biodiversity Conservation Area (North)	\$118,080	Complete	Issued	October 2019	November 2019	As above.



Appendix 9.2

TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 31 OCTOBER 2019

TABLE OF CONTENTS

Statement of Financial Activity	2
Notes to and Forming Part of the Statement	3 to 9

**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 31 OCTOBER 2019**

Operating	NOTE	31 October 2019 Actual \$	31 October 2019 Y-T-D Budget \$	2019/20 Adopted Budget \$	Variances Budget to Actual Y-T-D %
Revenues					
Interest Earnings		333,736	386,460	966,153	(14%)
Other Revenue		0	2,000	2,050	(100%)
		333,736	388,460	968,203	(14%)
Expenses					
Employee Costs		(203,398)	(252,949)	(742,371)	(20%)
Materials and Contracts Other		(49,363)	(104,322)	(312,966)	(53%)
Depreciation		(8,524)	(8,526)	(25,578)	(0%)
Insurance		(22,498)	(21,089)	(21,089)	7%
Utilities		0	(2,203)	(6,611)	(100%)
Other Expenditure		(38,909)	(48,660)	(191,050)	(20%)
		(322,692)	(437,749)	(1,299,665)	(26%)
Adjustments for Non-Cash (Revenue) and Expenditure					
Depreciation on Assets		8,524	8,526	25,578	(0%)
Profit/(loss) on Disposal of Assets	4	0	0	0	0%
Capital Revenue and (Expenditure)					
Plant and Equipment	3	0	0	(15,000)	0%
Proceeds on disposal	4	0	0	0	0%
LESS MEMBERS EQUITY					
Payment for Rates Equivalent					
Development of Land for Resale					
Income Sale of Lots - Subdivision		1,633,383	3,456,396	9,073,874	(53%)
Income other - Subdivision		0	0	0	0%
Development Costs - Subdivision		(1,030,512)	(5,253,476)	(16,343,068)	(80%)
Contribution Refund		(159,852)	0	(154,491)	0%
Profit Distributions		0	0	(3,000,000)	0%
Rates equivalent		(25,426)	0	0	0%
Members equity - GST withheld		(115,640)	0	0	0%
Change in Contributed Equity	6	301,953	(1,797,080)	(10,423,685)	(117%)
Net Current Assets July 1 B/Fwd	7	43,994,530	(2,770,830)	(33,249,962)	(1687.77%)
Net Current Assets Year to Date	7	44,341,477	(4,608,673)	(43,994,531)	

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

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 31 OCTOBER 2019

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities and to the extent they are not in-consistent with the *Local Government Act 1995* and accompanying regulations), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 1995* and accompanying regulations. Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 1.

(c) Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

(d) Critical Accounting Estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

(e) Rounding Off Figures

All figures shown in this statement are rounded to the nearest dollar.

(f) Commissions

The Regional Council develops and sells residential properties on behalf of other local governments. Revenue is recognised when legal title of the property has been transferred to the customer. The revenue is measured at the transaction price agreed under the contract.

(g) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other assets.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 31 OCTOBER 2019

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Trade and Other Receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(h) Inventories

General

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

Land Held for Resale

Land held for development and resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Borrowing costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed onto the buyer at this point.

Land held for resale is classified as current except where it is held as non-current based on the Council's intentions to release for sale.

Contract Assets

A contract asset is the right to consideration in exchange for goods or services the entity has transferred to a customer when that right is conditioned on something other than the passage of time.

Other financial assets at amortised cost

The Council classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held with a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

(i) Fixed Assets

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 31 OCTOBER 2019

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

Computer Equipment	4 years
Printers, Photocopiers and Scanners	5 years
Furniture and Equipment	4 to 10 years
Floor coverings	8 years
Phones and Faxes	6 to 7 years
Plant and Equipment	5 to 15 years
Infrastructure	30 to 50 years

(k) Trade and Other Payables

Trade and other payables represent liabilities for goods and services provided to the Shire that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

(l) Employee Benefits

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

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

Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

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

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 31 OCTOBER 2019

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

(n) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; for which it is probable that an outflow of economic benefits will result and that can be reliably measured. Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

(o) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 31 OCTOBER 2019**

2. STATEMENT OF OBJECTIVE

The Regional Council has a specific regional purpose which is:

- a) To undertake, in accordance with the objectives, the rezoning, subdivision, development marketing and sale of land comprising the developable portion of Lot 118 Mindarie (now Lot 9504); and
- b) To carry out and do all other acts and things which are reasonably necessary for the bringing into effect of the matters referred to in paragraph a).

The objectives of the Regional Council are:

- 1. To develop and improve the value of the land;
- 2. To maximise, and with prudent risk parameters, the financial return to the Participants;
- 3. To balance economic, social and environmental issues; and
- 4. To produce a quality development demonstrating the best urban design and development practice.

3. ACQUISITION OF ASSETS

The following assets are budgeted to be acquired during the year:

	31 October	Adopted
	2019	2019/20
	Actual	Budget
	\$	\$
<u>By Program</u>		
Other Property and Services		
Furniture and equipment	0	(15,000)
Motor Vehicle	0	0
	0	(15,000)
<u>By Class</u>		
Plant and Equipment	0	(15,000)
	0	(15,000)

4. DISPOSALS OF ASSETS

There following asset is budgeted to be disposed during the financial year ended.

<u>Plant and Equipment</u>		
Cost	0	0
Accumulated Depreciation	0	0
Profit/(Loss)	0	0
Proceeds	0	0

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 31 OCTOBER 2019

5. INFORMATION ON BORROWINGS

No borrowings have been undertaken in the period under review. No borrowings are budgeted during the 2019-20 financial year.

6. CONTRIBUTED EQUITY

	31 October 2019 Actual \$	30 June 2019 Actual \$
Town of Victoria Park	3,683,765	3,657,682
City of Perth	3,713,765	3,687,682
Town of Cambridge	3,683,765	3,657,682
City of Joondalup	7,367,526	7,315,360
City of Wanneroo	7,367,526	7,315,360
Town of Vincent	3,683,765	3,657,682
City of Stirling	14,737,866	14,633,534
TOTAL	44,237,979	43,924,982
Total Movement in equity	312,997	

Movement in Contributed Equity Represented by:

	GST Withheld 31 October 2019 \$	Development Expenses 31 October 2019 \$	Land Sales 31 October 2019 \$	Return of Contribution 31 October 2019 \$	Contributed Equity 31 October 2019 \$	Rates Equivalent 31 October 2019 \$
Town of Victoria Park	(9,637)	(85,876)	136,115	0	(13,321)	0
City of Perth	(9,637)	(85,876)	136,115	0	(13,321)	0
Town of Cambridge	(9,637)	(85,876)	136,115	0	(13,321)	(25,426)
City of Joondalup	(19,273)	(171,752)	272,231	0	(26,642)	0
City of Wanneroo	(19,273)	(171,752)	272,231	0	(26,642)	0
Town of Vincent	(9,637)	(85,876)	136,115	0	(13,321)	0
City of Stirling	(38,547)	(343,504)	544,461	0	(53,284)	0
	(115,640)	(1,030,512)	1,633,383	0	(159,852)	(25,426)
Members Contributed Equity Movements			301,953			
TPRC Net Result			11,044			
Total Movement in equity			312,997			

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 31 OCTOBER 2019

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	31 October 2019 Actual \$	Brought Forward 1 July \$
CURRENT ASSETS		
Cash - Unrestricted	44,457,857	43,975,870
Receivables	225,471	344,946
Settlement Bonds	1,000	0
	44,684,328	44,320,816
LESS: CURRENT LIABILITIES		
Payables and Provisions	(368,277)	(326,286)
	44,316,051	43,994,530
NET CURRENT ASSET POSITION	44,316,051	43,994,530

8. RATING INFORMATION

The Regional Council does not levy rates on property.

9. TRUST FUNDS

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

TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 30 SEPTEMBER 2019

TABLE OF CONTENTS

Statement of Financial Activity	2
Notes to and Forming Part of the Statement	3 to 9

**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 30 SEPTEMBER 2019**

Operating	NOTE	30 September 2019 Actual \$	30 September 2019 Y-T-D Budget \$	2019/20 Adopted Budget \$	Variances Budget to Actual Y-T-D %
Revenues					
Interest Earnings		267,977	289,845	966,153	(8%)
Other Revenue		0	513	2,050	(100%)
		267,977	290,358	968,203	(8%)
Expenses					
Employee Costs		(142,417)	(187,650)	(742,371)	(24%)
Materials and Contracts Other		(40,448)	(78,199)	(312,966)	(48%)
Depreciation		0	(6,395)	(25,578)	(100%)
Insurance		(11,096)	(13,169)	(21,089)	(16%)
Utilities		0	(1,652)	(6,611)	(100%)
Other Expenditure		(38,910)	(47,815)	(191,050)	(19%)
		(232,871)	(334,880)	(1,299,665)	(30%)
Adjustments for Non-Cash (Revenue) and Expenditure					
Depreciation on Assets		0	6,395	25,578	(100%)
Profit/(loss) on Disposal of Assets	4	0	0	0	0%
Capital Revenue and (Expenditure)					
Plant and Equipment	3	0	0	(15,000)	0%
Proceeds on disposal	4	0	0	0	0%
LESS MEMBERS EQUITY					
Payment for Rates Equivalent					
Development of Land for Resale					
Income Sale of Lots - Subdivision		582,599	2,770,178	9,073,874	(79%)
Income other - Subdivision		0	0	0	0%
Development Costs - Subdivision		(873,386)	(4,157,713)	(16,343,068)	(79%)
Contribution Refund		(185,278)	0	(154,491)	0%
Profit Distributions		0	0	(3,000,000)	0%
Rates equivalent		0	0	0	0%
Members equity - GST withheld		(41,300)	0	0	0%
Change in Contributed Equity	6	(517,365)	(1,387,535)	(10,423,685)	(63%)
Net Current Assets July 1 B/Fwd	7	43,994,530	(2,770,830)	(33,249,962)	(1687.77%)
Net Current Assets Year to Date	7	43,512,271	(4,196,493)	(43,994,531)	

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

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 30 SEPTEMBER 2019

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities and to the extent they are not in-consistent with the *Local Government Act 1995* and accompanying regulations), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 1995* and accompanying regulations. Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 1.

(c) Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

(d) Critical Accounting Estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

(e) Rounding Off Figures

All figures shown in this statement are rounded to the nearest dollar.

(f) Commissions

The Regional Council develops and sells residential properties on behalf of other local governments. Revenue is recognised when legal title of the property has been transferred to the customer. The revenue is measured at the transaction price agreed under the contract.

(g) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other assets.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 30 SEPTEMBER 2019

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Trade and Other Receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(h) Inventories

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Land Held for Resale

Land held for development and resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development.

Borrowing costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed onto the buyer at this point.

Land held for resale is classified as current except where it is held as non-current based on the Council's intentions to release for sale.

Contract Assets

A contract asset is the right to consideration in exchange for goods or services the entity has transferred to a customer when that right is conditioned on something other than the passage of time.

Other financial assets at amortised cost

The Council classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held with a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

(i) Fixed Assets

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 30 SEPTEMBER 2019

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

Computer Equipment	4 years
Printers, Photocopiers and Scanners	5 years
Furniture and Equipment	4 to 10 years
Floor coverings	8 years
Phones and Faxes	6 to 7 years
Plant and Equipment	5 to 15 years
Infrastructure	30 to 50 years

(k) Trade and Other Payables

Trade and other payables represent liabilities for goods and services provided to the Shire that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

(l) Employee Benefits

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

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

Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

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

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 30 SEPTEMBER 2019

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

(n) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; for which it is probable that an outflow of economic benefits will result and that can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

(o) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 30 SEPTEMBER 2019

2. STATEMENT OF OBJECTIVE

The Regional Council has a specific regional purpose which is:

- a) To undertake, in accordance with the objectives, the rezoning, subdivision, development marketing and sale of land comprising the developable portion of Lot 118 Mindarie (now Lot 9504); and
- b) To carry out and do all other acts and things which are reasonably necessary for the bringing into effect of the matters referred to in paragraph a).

The objectives of the Regional Council are:

- 1. To develop and improve the value of the land;
- 2. To maximise, and with prudent risk parameters, the financial return to the Participants;
- 3. To balance economic, social and environmental issues; and
- 4. To produce a quality development demonstrating the best urban design and development practice.

3. ACQUISITION OF ASSETS

The following assets are budgeted to be acquired during the year:

	30 September 2019 Actual \$	Adopted 2019/20 Budget \$
<u>By Program</u>		
Other Property and Services		
Furniture and equipment	0	(15,000)
Motor Vehicle	0	0
	0	(15,000)
<u>By Class</u>		
Plant and Equipment	0	(15,000)
	0	(15,000)

4. DISPOSALS OF ASSETS

There following asset is budgeted to be disposed during the financial year ended.

<u>Plant and Equipment</u>		
Cost	0	0
Accumulated Depreciation	0	0
Profit/(Loss)	0	0
Proceeds	0	0

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 30 SEPTEMBER 2019

5. INFORMATION ON BORROWINGS

No borrowings have been undertaken in the period under review. No borrowings are budgeted during the 2019-20 financial year.

6. CONTRIBUTED EQUITY

	30 September 2019 Actual \$	30 June 2019 Actual \$
Town of Victoria Park	3,617,494	3,657,682
City of Perth	3,647,494	3,687,682
Town of Cambridge	3,617,494	3,657,682
City of Joondalup	7,234,984	7,315,360
City of Wanneroo	7,234,984	7,315,360
Town of Vincent	3,617,494	3,657,682
City of Stirling	14,472,781	14,633,534
TOTAL	43,442,723	43,924,982
Total Movement in equity	(482,259)	

Movement in Contributed Equity Represented by:

	GST Withheld 30 September 2019 \$	Development Expenses 30 September 2019 \$	Land Sales 30 September 2019 \$	Return of Contribution 30 September 2019 \$	Contributed Equity 30 September 2019 \$	Rates Equivalent 30 September 2019 \$
Town of Victoria Park	(3,442)	(72,782)	48,550	0	(13,321)	0
City of Perth	(3,442)	(72,782)	48,550	0	(13,321)	0
Town of Cambridge	(3,442)	(72,782)	48,550	0	(13,321)	(25,426)
City of Joondalup	(6,883)	(145,565)	97,100	0	(26,642)	0
City of Wanneroo	(6,883)	(145,565)	97,100	0	(26,642)	0
Town of Vincent	(3,442)	(72,782)	48,550	0	(13,321)	0
City of Stirling	(13,767)	(291,128)	194,199	0	(53,284)	0
	(41,300)	(873,386)	582,599	0	(159,852)	(25,426)
Members Contributed Equity Movements			(517,365)			
TPRC Net Result			35,106			
Total Movement in equity			(482,259)			

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2019 TO 30 SEPTEMBER 2019

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	30 September 2019 Actual \$	Brought Forward 1 July \$
CURRENT ASSETS		
Cash - Unrestricted	43,678,264	43,975,870
Receivables	248,570	344,946
Settlement Bonds	0	0
	43,926,834	44,320,816
LESS: CURRENT LIABILITIES		
Payables and Provisions	(414,563)	(326,286)
	43,512,271	43,994,530
NET CURRENT ASSET POSITION	43,512,271	43,994,530

8. RATING INFORMATION

The Regional Council does not levy rates on property.

9. TRUST FUNDS

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

Appendix 9.3

**Tamala Park Regional Council
Summary Payment List
October 2019**

Date	Num	Name	Description	Amount
10/10/2019	ET-4729	Employee Costs	Wages for period 26/09/19 - 09/10/19	-15,994.38
10/10/2019	ET-4733	Australian Super	Superannuation for period 26/09/19 - 09/10/19	-1,320.71
10/10/2019	ET-4734	National Australia Bank	Superannuation for period 26/09/19 - 09/10/19	-1,141.77
10/10/2019		Capital Transport Services	Courier charges 16/09/19 - 23/09/19	-27.50
10/10/2019		City of Stirling	TPRC office rent (November 2019)	-3,276.04
10/10/2019		City of Vincent	GST July & August 2019	-617.00
10/10/2019		Cook, Shannon-Amanda	WELS Rebate - Lot 2092	-1,000.00
10/10/2019		Cooper, HW & JM	Solar Panel Rebate - Lot 901	-2,000.00
10/10/2019		Cossill and Webley	Engineering services	-7,705.17
10/10/2019		Coterra Environment	FMP (July 2019)	-217.80
10/10/2019		Creative Design and Planning	Monthly retainer (August 2019)	-10,890.00
10/10/2019		Digital Meal	SEO Retainer	-751.66
10/10/2019		Draper Family Trust	Street sweeping (September 2019)	-330.00
10/10/2019		Kevin Smith Cleaning	TPRC office cleaning (September 2019)	-132.00
10/10/2019		LD Total	Landscaping	-7,954.15
10/10/2019		Marketforce	Statutory advertising	-1,527.62
10/10/2019		Moore Stephens	Monthly accounting services (July & August 2019)	-3,696.00
10/10/2019		Neverfail	Water bottles x 3	-41.75
10/10/2019		New Living Cleaning	Cleaning of Beach Sales Office (September 2019)	-281.54
10/10/2019		O'Sullivan, Simon	Parking & mobile phone reimbursement (September 2019)	-73.60
10/10/2019		Officeworks	Office supplies	-47.70
10/10/2019		Plan E	Monthly retainer (August 2019)	-7,315.00
10/10/2019		Social Garden	"Lots to Live For" campaign management	-16,500.00
10/10/2019		Spectur Ltd	Security cameras	-176.00
10/10/2019		Stantons International	Probity audit services (September 2019)	-477.40
10/10/2019		Town of Victoria Park	GST owing August 2019	-370.00
10/10/2019		Treacy Fencing	Fencing services	-5,410.35
10/10/2019	ET-4735	Water Corporation	Sales Office 2 water charges for period 19/07/19 - 20/09/19	-191.73
14/10/2019	ET-4736	Westpac Bank	Payment of credit card charges (CEO & EA) - October 2019	-220.99
15/10/2019	ET-4737	City of Wanneroo	GST owing August 2019	-740.00
24/10/2019	ET-4739	Employee Costs	Wages for period 10/10/19 - 23/10/19	-17,554.72
24/10/2019	ET-4743	Australian Super	Superannuation for period 10/10/19 - 23/10/19	-1,600.23
24/10/2019	ET-4744	National Australia Bank	Superannuation for period 10/10/19 - 23/10/19	-1,141.77
24/10/2019	ET-4745	Synergy	Power charges x 7	-1,431.77
24/10/2019		Burgess Rawson	Stage 17B valuations	-440.00
24/10/2019		Capital Transport Services	Courier charges for 04/10/19	-14.30
24/10/2019		Carat Australia Media	Stage 17 press release	-566.43
24/10/2019		City of Stirling	GST September 2019	-46,422.00
24/10/2019		City of Vincent	GST owing September 2019	-11,605.00
24/10/2019		Digital Meal	SEO Retainer (October 2019)	-751.66
24/10/2019		Dominic Carbone and Assoc	GST Management Services (September 2019)	-462.00
24/10/2019		Jenkin, A & Burnett, J.	Solar Panel Rebate - Lot 965	-2,000.00
24/10/2019		Leblanc, Antoine	Solar Panel Rebate - Lot 903	-2,000.00
24/10/2019		LGIS Liability	Public liability cover 2019/2020 (Instalment 2)	-883.91
24/10/2019		LGIS Property	Property cover 2019/2020 (Instalment 2)	-7,120.60
24/10/2019		LGIS Workcare	Workcare cover 2019/2020 (Instalment 2)	-4,537.50
24/10/2019		Michelon, Lisa	Builder's Referral Fee - Lot 2119	-2,000.00
24/10/2019		Moore Stephens	Accounting services (September 2019)	-1,848.00
24/10/2019		New Living Cleaning	Sales Office cleaning (October 2019)	-281.54
24/10/2019		Officeworks	Office supplies	-143.66
24/10/2019		Peters, Rene	Builder's Referral Fee - Lot 2078	-2,000.00
24/10/2019		Plan E	Landscape architects	-8,494.75
24/10/2019		Roberson, Adam	Solar Panel Rebate - Lot 973	-2,000.00
24/10/2019		Satterley Property Group	Community development (September 2019)	-1,056.00
24/10/2019		Town of Victoria Park	GST owing September 2019	-11,605.00
24/10/2019	ET-4354	National Australia Bank	Bank charges NAB At-Call AC	-0.40
24/10/2019	ET-4747	Canon Australia Pty Ltd	Printing charges for period 21/09/19 - 20/10/19	-64.27
24/10/2019	ET-4748	Craven, Samuel	Refund for bounced payment - S Craven (Builder Rebate)	-2,000.00
24/10/2019	ET-4749	Synergy	SO3 power charges for period 31/07/19 - 24/09/09	-207.40
28/10/2019	ET-4746	Craven, Samuel	Builder's Referral Fee - Lot 2075	-2,000.00
Total				-222,660.77

**Tamala Park Regional Council
Summary Payment List
September 2019**

Date	Num	Name	Description	Amount
4/09/2019	CON-163	Town of Cambridge	GST May - July 2019	-1,527.01
12/09/2019	ET-4712	Employee Costs	Wages for period 29/08/19 - 12/09/19	-11,807.17
12/09/2019	ET-4715	Australian Super	Superannuation for period 29/08/19 - 12/09/19	-685.86
12/09/2019	ET-4716	National Australia Bank	Superannuation for period 29/08/19 - 12/09/19	-1,141.77
12/09/2019	ET-4717	Department of Transport	12 month registration for CEO vehicle (1GQF090)	-414.20
12/09/2019		Arbor Centre Pty Ltd	Guy wire adjustments	-930.60
12/09/2019		Burgess Rawson	Valuations	-1,045.00
12/09/2019		Butler Settineri	Audit FYE 2019 - Final Fee	-1,760.00
12/09/2019		Capital Transport Services	Courier charges (22 August 2019)	-13.80
12/09/2019		City of Stirling	GST (July 2019) & rent	-4,263.30
12/09/2019		Cossill and Webley	Engineering services	-10,171.66
12/09/2019		Creative Design and Planning	Town planning services	-21,780.00
12/09/2019		Docushred	Security bin	-51.70
12/09/2019		Kevin Smith Cleaning	Cleaning of TPRC office (August 2019)	-198.00
12/09/2019		LD Total	Landscaping	-68,786.42
12/09/2019		Marketforce	Statutory advertising	-1,302.90
12/09/2019		McLeods Barristers and Solicitor	Legal services	-5,115.90
12/09/2019		Neverfail	Bottled water x 1	-14.75
12/09/2019		New Living Cleaning	Sales Office cleaning (August 2019)	-281.54
12/09/2019		O'Sullivan, Simon	Reimbursement for parking & mobile phone	-77.70
12/09/2019		Plan E	Monthly Retainer (July 2019)	-7,315.00
12/09/2019		Spectur Ltd	Security Cameras (August 2019)	-176.00
12/09/2019		Town of Cambridge	Rates equivalent payment for 2019/20 financial year	-25,426.35
12/09/2019		Treacy Fencing	Fencing	-8,206.55
12/09/2019	CON-164	City of Perth	GST owing July 2019	-246.83
12/09/2019	ET-4728	Australian Taxation Office	IAS (August 2019)	-23,608.00
13/09/2019	ET-4727	Westpac Bank	Payment of credit card charges (CEO & EA) - September 2019	-410.48
26/09/2019	ET-4718	Employee Costs	Wages for period 12/09/19 - 25/09/19	-11,688.32
26/09/2019	ET-4721	Australian Super	Superannuation for period 12/09/19 - 25/09/19	-668.49
26/09/2019	ET-4722	National Australia Bank	Superannuation for period 12/09/19 - 25/09/19	-1,141.77
26/09/2019	ET-4723	Alinta Energy	Sales Office 2 Gas charges for period 07/06/19 - 04/09/19	-27.45
26/09/2019	ET-4724	City of Wanneroo	Stage 11 POS Landscape Assessment Fee	-835.14
26/09/2019	ET-4725	Water Corporation	Sales Office 3 water charges for period 01/09/19 - 31/10/19	-215.53
26/09/2019		Capital Transport Services	Courier charges (10 September 2019)	-14.30
26/09/2019		City of Stirling	GST owing August 2019	-1,480.00
26/09/2019		Clean City Group	Stage 25 POS graffiti removal	-110.00
26/09/2019		Dominic Carbone and Assoc	GST management and accounting services (August 2019)	-2,178.00
26/09/2019		LD Total	Landscaping services	-4,622.75
26/09/2019		McLeods Barristers and Solicitor	Legal services	-13,526.38
26/09/2019		McMullen Nolan Group	Stage 26 surveying (August 2019)	-3,465.00
26/09/2019		Neverfail	Bottled water x 2	-28.25
26/09/2019		New Living Cleaning	Beach Sales Office cleaning (September 2019)	-281.54
26/09/2019		NJ Carpentry	Sales Office 2 maintenance	-3,454.00
26/09/2019		Plan E	Landscaping architects	-4,702.50
26/09/2019		R J Vincent and Co	Engineering services	-67,574.96
26/09/2019		Satterley Property Group	Community Development Sevices (August 2019)	-871.20
26/09/2019		Spectur Ltd	Security cameras (September 2019)	-176.00
26/09/2019	ET-4726	Canon Australia Pty Ltd	Printing charges for period 21/08/19 - 20/09/19	-19.43
30/09/2019	CON-165	City of Perth	GST owing August 2019	-370.00
Total				-314,209.50

Appendix 9.4

25 November 2019

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
PO Box 655
INNALOO WA 6918

Dear Tony

Catalina Financial Report for October 2019

Please find attached the Catalina Financial Report for October 2019. This report has been prepared on a cash basis and compares actual income and expenditure to the June 2019 approved budget for the period 1 October 2019 to 31 October 2019.

Residential settlement revenue for the financial year to 31 October 2019 is \$1.7m which is \$1.3m behind the approved 'June 2019' budget.

Sales for FYE2020 are \$745k favourable to budget as a result of 3 extra residential lot sales for the year, partially offset by a lower average selling price per lot due to lot mix.

Overall FYE2020 expenditure is \$3.4m under budget per the approved 'June 2019' budget, with \$1.0m spent against a budget of \$4.4m. The main areas of variances are summarised below:

- Lot Production is \$978k under budget, noting the following variances:
 - Stage 26 \$924k under budget due to timing of invoice payments;
 - \$54k combined minor variances.

- Landscaping is \$1,358k under budget, noting the following variances:
 - Stage 17 \$252k under budget as works to commence shortly following the recent awarding of contract;
 - Stage 10 BCA \$97k under budget due to timing of works and invoice payments;
 - Stage 25 Greenlink \$164k under budget due to timing of invoice payments;
 - Preliminary Landscape Consultancy \$106k under budget due to timing of works;
 - Northern BCA \$118k under budget due to timing of works and invoice payments;
 - Stage 11 phase 2 \$267k under budget with works commencing in November;
 - \$354k combined minor variances.

- Infrastructure is \$98k under budget, noting the following variances:
 - Neerabup Rd Green Link Underpass \$52k under budget due to deferral of minor works;
 - \$46k combined minor variances.

- Indirect Consultants \$150k under budget due to timing of invoice payments.
- Special Sites & Fixed Assets \$41k under budget due to timing of invoice payments.
- P&L expenditure is \$803k under budget, noting the following variances:
 - Marketing \$83k under budget due to timing of invoice payments and commencement of new initiatives;
 - Community Development \$53k under budget due to timing of seasonal events;
 - Central Cell Sales Office Carpark Makegood \$57k under budget due to timing of invoice payments;
 - Rates & Taxes \$207k under budget due to timing of payments;
 - Maintenance \$111k under budget due to timing of invoice payments;
 - Contingency \$208k not required;
 - \$84k Combined minor variances for other Overheads.

Please refer to the attached Cashflow Analysis for a more detailed analysis of actual to budget variances. Should you have any queries on this report, please do not hesitate to contact me.

Yours faithfully



Ross Carmichael
General Manager - Finance

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2020		Actual MTD Vs Budget Oct 2019			Year to date Vs Budget to Oct 2019			Full Year		Project to date Vs Budget to Oct 2019			Bud Comparison: Jun 19 Approved
Job Description	Account Description	Actual 1 month to Oct 2019	Budget 1 month to Oct 2019	Variance	YTD to Oct 2019	YTD budget	Variance	Budget 2020	YTD Act vs Full Year Budget Variance	PTD to Oct 2019	PTD budget	Variance	Comments regarding variance
REVENUE													
Settlements	Settlement revenue	1,062,000	686,219	375,781	1,652,000	2,976,398	(1,324,398)	8,593,874	(6,941,874)	238,750,500	239,665,255	(914,755)	5 settlements YTD ex GST Margin scheme. GST Margin as detailed in Burgess Rawson valuations
Margin GST	Margin GST	(8,578)	(9,091)	513	(15,162)	(40,909)	25,747	(118,182)	103,020	(3,526,726)	(3,562,071)	35,345	
Direct Selling Costs		(53,615)	(31,451)	(22,164)	(80,120)	(158,353)	78,234	(416,314)	336,194	(10,868,546)	(10,919,317)	50,770	Includes Commission and Management Fees
Interest Income		0	0	0	0	0	0	0	0	85,114	85,001	113	Penalty interest income on settlements
Forfeited Deposits		0	0	0	0	0	0	0	0	22,727	22,727	0	
Other Income	Special sites revenue	0	0	0	0	436,364	(436,364)	436,364	(436,364)	3,290,721	3,727,085	(436,364)	
Rebate Allowance		(19,919)	(142,613)	122,695	(68,242)	(538,773)	470,532	(1,216,887)	1,148,645	(5,796,534)	(6,898,064)	1,101,530	Construction Recycling, Fencing, Landscape, Shared Bore, Solar, and Display Builder Rebates
		979,888	503,064	476,824	1,488,477	2,674,725	(1,186,249)	7,278,856	(5,790,379)	221,957,256	222,120,616	(163,360)	
LOT PRODUCTION													
Earthworks Stages 1-4, 6	Siteworks / Earthworks	0	0	0	0	0	0	0	0	2,122,407	2,122,407	0	
	Direct Consultants	0	0	0	0	0	0	0	0	157,827	157,827	0	
Total Earthworks Stages 1-4, 6		0	0	0	0	0	0	0	0	2,280,234	2,280,234	(0)	
Earthworks Stages 5 & 7	Siteworks / Earthworks	0	0	0	0	0	0	0	0	2,368,798	2,368,798	0	
	Direct Consultants	0	0	0	0	0	0	0	0	121,827	121,827	0	
Total Earthworks Stages 5 & 7		0	0	0	0	0	0	0	0	2,490,625	2,490,625	0	
Earthworks Stage 8	Siteworks / Earthworks	0	0	0	0	0	0	0	0	1,265,418	1,265,418	0	
	Direct Consultants	0	0	0	0	0	0	0	0	63,366	63,366	0	
Total Earthworks Stage 8		0	0	0	0	0	0	0	0	1,328,784	1,328,784	0	
Earthworks Stages 9-11	Siteworks / Earthworks	0	0	0	0	0	0	0	0	4,066,094	4,066,094	0	
	Direct Consultants	0	0	0	0	0	0	0	0	99,325	99,325	0	
Total Earthworks Stages 9-11		0	0	0	0	0	0	0	0	4,165,419	4,165,419	0	
Earthworks Stages 12-13	Siteworks / Earthworks	0	0	0	0	0	0	0	0	1,139,937	1,139,937	0	
	Direct Consultants	0	0	0	0	0	0	0	0	108,025	108,025	0	
Total Earthworks Stage 12-13		0	0	0	0	0	0	0	0	1,247,962	1,247,962	0	
Earthworks Stages 14-18	Siteworks / Earthworks	0	0	0	0	0	0	0	0	1,738,744	1,738,744	0	
	Direct Consultants	0	0	0	0	0	0	0	0	250,660	250,660	0	
Total Earthworks Stage 14-18		0	0	0	0	0	0	0	0	1,989,404	1,989,404	0	
Earthworks Stage 20-24	Direct Consultants	0	0	0	0	0	0	0	0	27,113	27,113	0	
Total Earthworks Stage 20-24		0	0	0	0	0	0	0	0	27,113	27,113	0	
Earthworks Stages 25-27	Siteworks / Earthworks	0	0	0	0	0	0	0	0	3,603,087	3,603,087	(0)	
	Direct Consultants	0	0	0	0	0	0	0	0	186,216	192,859	6,643	
Total Earthworks Stage 25-27		0	0	0	0	0	0	0	0	3,789,303	3,795,945	6,643	
Stage 1	Siteworks / Earthworks	0	0	0	0	0	0	0	0	3,208,532	3,208,532	0	
	Authorities Fees	0	0	0	0	0	0	0	0	158,201	158,201	(0)	
	Direct Consultants	0	0	0	0	0	0	0	0	214,916	214,916	0	
Total Stage 1		0	0	0	0	0	0	0	0	3,581,649	3,581,649	(0)	
Stage 2	Siteworks / Earthworks	0	0	0	0	0	0	0	0	2,691,287	2,691,287	0	
	Authorities Fees	0	0	0	0	0	0	0	0	210,292	210,292	0	
	Direct Consultants	0	0	0	0	0	0	0	0	164,171	166,571	2,400	
Total Stage 2		0	0	0	0	0	0	0	0	3,065,749	3,068,150	2,400	
Stage3	Siteworks / Earthworks	0	0	0	0	0	0	0	0	2,010,933	2,010,933	0	
	Authorities Fees	0	0	0	0	0	0	0	0	284,155	284,155	(0)	
	Direct Consultants	0	0	0	0	0	0	0	0	187,648	187,648	0	
Total Stage 3		0	0	0	0	0	0	0	0	2,482,736	2,482,736	(0)	
Stage 4	Siteworks / Earthworks	0	0	0	0	0	0	0	0	2,298,741	2,298,741	0	
	Authorities Fees	0	0	0	0	0	0	0	0	284,471	284,471	0	
	Direct Consultants	0	0	0	0	0	0	0	0	219,983	219,983	0	
Total Stage 4		0	0	0	0	0	0	0	0	2,803,195	2,803,195	0	
Stage 5	Siteworks / Earthworks	0	0	0	0	0	0	0	0	2,796,102	2,796,102	(0)	
	Authorities Fees	0	0	0	0	0	0	0	0	392,082	392,082	0	
	Direct Consultants	0	0	0	0	0	0	0	0	388,371	388,371	0	
Total Stage 5		0	0	0	0	0	0	0	0	3,576,555	3,576,555	(0)	
Stage 6A	Siteworks / Earthworks	0	0	0	0	0	0	0	0	297,465	297,465	0	
	Authorities Fees	0	0	0	0	0	0	0	0	50,207	50,207	0	
	Direct Consultants	0	0	0	0	0	0	0	0	39,033	39,033	0	
Total Stage 6A		0	0	0	0	0	0	0	0	386,705	386,705	0	
Stage 6B	Siteworks / Earthworks	0	0	0	0	0	0	0	0	708,104	708,104	0	
	Authorities Fees	0	0	0	0	0	0	0	0	202,417	202,417	0	
	Direct Consultants	0	0	0	0	0	0	0	0	121,160	121,650	490	
Total Stage 6B		0	0	0	0	0	0	0	0	1,031,681	1,032,171	490	
Stage 6C	Siteworks / Earthworks	0	0	0	0	0	0	0	0	484,386	484,386	0	
	Authorities Fees	0	0	0	0	0	0	0	0	90,611	90,611	0	

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2020		Actual MTD Vs Budget Oct 2019			Year to date Vs Budget to Oct 2019			Full Year		Project to date Vs Budget to Oct 2019			Bud Comparison: Jun 19 Approved
Job Description	Account Description	Actual 1 month to Oct 2019	Budget 1 month to Oct 2019	Variance	YTD to Oct 2019	YTD budget	Variance	Budget 2020	YTD Act vs Full Year Budget Variance	PTD to Oct 2019	PTD budget	Variance	Comments regarding variance
	Direct Consultants	0	0	0	0	0	0	0	0	52,015	52,015	0	
Total Stage 6C		0	0	0	0	0	0	0	0	627,012	627,012	0	
Stage 7	Siteworks / Earthworks	0	0	0	0	0	0	0	0	2,257,683	2,257,684	1	
	Authorities Fees	0	0	0	0	0	0	0	0	425,907	425,907	0	
	Direct Consultants	0	0	0	0	0	0	0	0	290,878	290,878	(0)	
Total Stage 7		0	0	0	0	0	0	0	0	2,974,468	2,974,469	1	
Stage 8	Siteworks / Earthworks	0	0	0	0	0	0	0	0	2,494,187	2,494,187	0	
	Authorities Fees	0	0	0	0	0	0	0	0	314,992	314,992	0	
	Direct Consultants	0	0	0	0	0	0	0	0	251,105	251,105	0	
Total Stage 8		0	0	0	0	0	0	0	0	3,060,284	3,060,284	0	
Stage 9	Siteworks / Earthworks	0	0	0	0	0	0	0	0	2,418,198	2,418,198	0	
	Authorities Fees	0	0	0	0	0	0	0	0	406,804	406,804	0	
	Direct Consultants	0	0	0	0	0	0	0	0	236,848	236,848	0	
Total Stage 9		0	0	0	0	0	0	0	0	3,061,850	3,061,850	0	
Stage 10	Siteworks / Earthworks	0	0	0	0	0	0	0	0	1,229,760	1,229,760	0	
	Authorities Fees	0	0	0	0	0	0	0	0	160,060	160,060	0	
	Direct Consultants	0	0	0	0	0	0	0	0	141,355	141,355	0	
Total Stage 10		0	0	0	0	0	0	0	0	1,531,175	1,531,175	0	
Stage 11	Siteworks / Earthworks	0	0	0	0	0	0	0	0	2,778,422	2,778,422	(0)	
	Authorities Fees	0	0	0	0	0	0	0	0	463,449	463,449	0	
	Direct Consultants	0	0	0	0	0	0	0	0	336,976	336,976	0	
Total Stage 11		0	0	0	0	0	0	0	0	3,578,848	3,578,848	(0)	
Stage 12	Siteworks / Earthworks	0	0	0	0	0	0	0	0	2,077,002	2,077,002	0	
	Authorities Fees	0	0	0	0	0	0	0	0	258,204	258,204	0	
	Direct Consultants	0	0	0	0	0	0	0	0	247,233	247,768	535	
Total Stage 12		0	0	0	0	0	0	0	0	2,582,440	2,582,975	535	
Stage 13A	Siteworks / Earthworks	0	0	0	0	0	0	0	0	1,932,316	1,932,316	0	
	Authorities Fees	0	0	0	0	0	0	0	0	264,752	264,752	0	
	Direct Consultants	0	0	0	0	0	0	0	0	172,787	174,267	1,480	
Total Stage 13A		0	0	0	0	0	0	0	0	2,369,855	2,371,336	1,480	
Stage 13B	Siteworks / Earthworks	0	0	0	0	0	0	0	0	2,115,792	2,115,792	0	
	Authorities Fees	0	0	0	0	0	0	0	0	195,434	195,434	0	
	Direct Consultants	0	0	0	0	0	0	0	0	241,636	242,101	465	
Total Stage 13B		0	0	0	0	0	0	0	0	2,552,862	2,553,327	465	
Stage 14A	Siteworks / Earthworks	0	0	0	0	0	0	0	0	2,221,820	2,221,820	0	
	Authorities Fees	0	0	0	0	0	0	0	0	467,540	467,540	0	
	Direct Consultants	0	0	0	0	0	0	0	0	301,549	344,079	42,530	
Total Stage 14A		0	0	0	0	0	0	0	0	2,990,908	3,033,438	42,530	
Stage 14B	Siteworks / Earthworks	0	0	0	0	0	0	0	0	482,855	500,850	17,995	
	Authorities Fees	0	0	0	0	0	0	0	0	110,991	110,991	0	
	Direct Consultants	0	0	0	0	0	0	0	0	17,639	17,739	100	
Total Stage 14B		0	0	0	0	0	0	0	0	611,485	629,580	18,095	
Stage 15	Siteworks / Earthworks	0	0	0	0	0	0	0	0	1,999,681	1,999,681	0	
	Authorities Fees	0	0	0	0	0	0	0	0	357,841	357,841	0	
	Direct Consultants	0	0	0	0	0	0	0	0	263,241	267,061	3,820	
Total Stage 15		0	0	0	0	0	0	0	0	2,620,763	2,624,583	3,820	
Stage 16A	Authorities Fees	0	0	0	0	0	0	0	0	9,844	9,844	0	
	Direct Consultants	0	0	0	0	0	0	0	0	17,605	17,605	0	
Total Stage 16A		0	0	0	0	0	0	0	0	27,449	27,449	0	
Stage 16B	Direct Consultants	0	0	0	0	0	0	0	0	26,000	26,000	0	
Total Stage 16B		0	0	0	0	0	0	0	0	26,000	26,000	0	
Stage 17A	Siteworks / Earthworks	0	0	0	0	0	0	0	0	732,033	732,033	0	
	Authorities Fees	0	0	0	0	0	0	0	0	161,279	161,279	0	
	Direct Consultants	0	0	0	0	0	0	0	0	110,250	115,250	5,000	
Total Stage 17A		0	0	0	0	0	0	0	0	1,003,563	1,008,563	5,000	
Stage 17B	Siteworks / Earthworks	0	0	0	0	0	0	0	0	1,273,015	1,642,087	369,072	
	Authorities Fees	0	0	0	0	0	0	0	0	194,411	195,384	973	
	Direct Consultants	0	1,466	1,466	0	5,866	5,866	5,969	5,969	180,869	192,497	11,629	
Total Stage 17B		0	1,466	1,466	0	5,866	5,866	5,969	5,969	1,648,295	2,029,968	381,673	
Stage 18A	Siteworks / Earthworks	0	0	0	0	0	0	0	0	871,358	871,358	0	
	Authorities Fees	0	0	0	0	0	0	0	0	216,537	216,537	0	
	Direct Consultants	0	0	0	0	0	0	0	0	125,664	131,200	5,536	
Total Stage 18A		0	0	0	0	0	0	0	0	1,213,559	1,219,095	5,536	
Stage 18B	Siteworks / Earthworks	0	0	0	0	0	0	0	0	1,486,381	2,411,579	925,198	Stage 18C costs doubled up in budget
	Authorities Fees	0	0	0	0	0	0	0	0	267,438	270,948	3,510	
	Direct Consultants	0	0	0	0	0	0	0	0	191,390	364,990	173,600	

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2020		Actual MTD Vs Budget Oct 2019			Year to date Vs Budget to Oct 2019			Full Year		Project to date Vs Budget to Oct 2019			Bud Comparison: Jun 19 Approved
Job Description	Account Description	Actual 1 month to Oct 2019	Budget 1 month to Oct 2019	Variance	YTD to Oct 2019	YTD budget	Variance	Budget 2020	YTD Act vs Full Year Budget Variance	PTD to Oct 2019	PTD budget	Variance	Comments regarding variance
Total Stage 18B		0	0	0	0	0	0	0	0	1,945,209	3,047,517	1,102,308	
Stage 18C	Siteworks / Earthworks	0	0	0	0	0	0	305,300	305,300	0	0	0	
	Direct Consultants	0	15,933	15,933	0	47,800	47,800	143,400	143,400	0	47,800	47,800	
Total Stage 18B		0	15,933	15,933	0	47,800	47,800	448,700	448,700	0	47,800	47,800	
Stage 25	Siteworks / Earthworks	0	0	0	0	0	0	0	0	5,523,981	5,579,231	55,250	
	Authorities Fees	0	0	0	0	0	0	0	0	212,929	212,929	0	
	Direct Consultants	0	0	0	0	0	0	0	0	280,279	297,991	17,713	
Total Stage 25		0	0	0	0	0	0	0	0	6,017,188	6,090,151	72,963	
Stage 26	Siteworks / Earthworks	0	350,318	350,318	516,919	1,401,273	884,353	1,401,273	884,353	1,062,915	1,199,122	136,207	
	Authorities Fees	0	0	0	3,235	38,454	35,219	38,454	35,219	239,777	490,560	250,783	
	Direct Consultants	2,613	0	(2,613)	31,339	36,054	4,715	36,054	4,715	135,708	162,500	26,792	
Total Stage 26		2,613	350,318	347,706	551,493	1,475,780	924,287	1,475,780	924,287	1,438,400	1,852,182	413,782	
Various Stages	Clearance Bonds	0	0	0	0	0	0	50,000	50,000	247,245	442,625	195,380	
TOTAL LOT PRODUCTION		2,613	367,718	365,105	551,493	1,529,446	977,953	1,980,449	1,428,955	76,375,971	78,676,871	2,300,900	Within budget
LANDSCAPING													
Stage 7 Landscaping	Landscape Construction	0	0	0	0	0	0	0	0	169,816	169,816	0	Within total FY20 Landscaping budget
Stage 7 Landscaping	Landscape Consulting	0	0	0	0	0	0	0	0	7,193	7,193	0	
Stage 8 Landscaping	Landscape Construction	0	0	0	0	0	0	0	0	412,952	412,952	0	
Stage 8 Landscaping	Landscape Consulting	0	0	0	0	0	0	0	0	30,857	30,857	0	
Stage 9 Landscaping Aviator Blvd Greenlink	Landscape Construction	0	0	0	0	0	0	0	0	104,134	104,134	0	
Stage 9 Landscaping Aviator Blvd Greenlink	Landscape Consulting	0	0	0	0	0	0	0	0	11,489	11,489	0	
Stage 10 POS (10.1)	Landscape Construction	0	0	0	0	0	0	0	0	198,747	198,747	0	
Stage 10 POS (10.1)	Landscape Consulting	0	0	0	0	0	0	0	0	14,417	14,417	0	
Stage 11 Landscape Consultancy	Landscape Construction	0	0	0	759	0	(759)	0	(759)	1,332,634	1,331,874	(760)	
Stage 11 Landscape Consultancy	Landscape Consulting	1,710	0	(1,710)	5,130	0	(5,130)	0	(5,130)	152,669	163,675	11,006	
Stage 12 Landscaping	Landscape Construction	0	0	0	0	0	0	0	0	236,650	242,601	5,950	
Stage 12 Landscaping	Landscape Consulting	0	0	0	0	0	0	0	0	27,377	27,377	0	
Stage 13 Landscaping	Landscape Construction	0	1,121	1,121	0	4,485	4,485	5,607	5,607	789,993	798,964	8,971	
Stage 13 Landscaping	Landscape Consulting	0	0	0	0	0	0	0	0	61,433	61,433	0	
Stage 14A Landscaping	Landscape Construction	0	0	0	9,014	0	(9,014)	0	(9,014)	551,718	663,360	111,642	
Stage 14A Landscaping	Landscape Consulting	0	0	0	0	0	0	0	0	12,013	8,430	(3,583)	
Stage 14B Landscaping	Landscape Construction	0	0	0	0	0	0	0	0	213,926	216,701	2,775	
Stage 14B Landscaping	Landscape Consulting	0	0	0	0	0	0	0	0	15,457	15,457	0	
Stage 15 Landscaping	Landscape Construction	0	0	0	0	0	0	0	0	114,948	115,933	985	
Stage 15 Landscaping	Landscape Consulting	0	0	0	0	0	0	0	0	18,838	18,838	0	
Stage 16A Landscaping	Landscape Consulting	0	0	0	0	0	0	0	0	11,303	11,303	0	
Stage 17 Landscaping	Landscape Construction	0	0	0	910	252,885	251,975	252,885	251,975	910	505,769	504,859	
Stage 17 Landscaping	Landscape Consulting	0	0	0	0	0	0	0	0	2,720	2,932	212	
Stage 18 Landscaping	Landscape Construction	0	0	0	0	0	0	0	0	265,611	267,780	2,169	
Stage 18 Landscaping	Landscape Consulting	0	0	0	0	0	0	0	0	46,251	46,001	(250)	
Stage 8 Landscaping Verge Landscaping Lot 475	Landscape Construction	0	0	0	0	0	0	0	0	1,001	1,001	0	
Stage 8 Landscaping Street Trees / Streetscapes	Landscape Construction	0	0	0	0	0	0	0	0	63,552	63,552	0	
Stage 8 Landscaping Street Trees / Streetscapes	Landscape Consulting	0	0	0	0	0	0	0	0	2,587	2,587	0	
Stage 10 Biodiversity Conservation Area	Landscape Construction	2,829	25,062	22,233	2,829	100,249	97,420	125,311	122,482	228,092	350,574	122,482	
Stage 10 Biodiversity Conservation Area	Landscape Consulting	0	0	0	0	0	0	0	0	28,012	28,012	0	
Stage 9 Biodiversity Conservation Area	Landscape Construction	0	0	0	0	0	0	0	0	40,000	40,000	0	
Stage 9 Biodiversity Conservation Area	Landscape Consulting	0	0	0	0	0	0	0	0	3,120	3,120	0	
Stage 10 Biodiversity Conservation Area	Landscape Construction	0	0	0	0	0	0	0	0	116,647	116,647	0	
Stage 10 Biodiversity Conservation Area	Landscape Consulting	0	0	0	0	0	0	0	0	7,918	7,918	0	
Seed Collection	Landscape Construction	0	4,625	4,625	0	18,500	18,500	27,750	27,750	7,250	25,750	18,500	
Stage 8 Medium Density Lot Verges	Landscape Construction	0	0	0	0	0	0	0	0	19,598	19,598	0	
Stage 8 Medium Density Lot Verges	Landscape Consulting	0	0	0	0	0	0	0	0	1,346	1,346	0	
Stage 9 Medium Density Lot Verges	Landscape Construction	0	0	0	0	0	0	0	0	95,700	95,700	0	
Stage 9 Medium Density Lot Verges	Landscape Consulting	0	0	0	0	0	0	0	0	5,500	5,500	0	
School Oval	Landscape Construction	0	0	0	0	0	0	0	0	44,219	44,219	0	
Marmion Ave Eastern Verge Upgrade	Landscape Construction	0	0	0	0	0	0	0	0	269,451	292,707	23,256	
Marmion Ave Eastern Verge Upgrade	Landscape Consulting	0	0	0	0	0	0	0	0	19,688	19,688	(0)	
Western Cell Long Beach Prom Entry Statement	Landscape Consulting	0	0	0	0	0	0	0	0	19,164	19,164	0	
Western Cell Long Beach Prom Greenlink	Landscape Consulting	0	0	0	0	0	0	0	0	11,880	11,880	(0)	
Western Cell Marmion Ave Verge	Landscape Consulting	0	0	0	0	0	0	0	0	19,196	19,196	0	
Western Cell POS	Landscape Consulting	0	0	0	0	0	0	0	0	83,145	83,145	0	
Western Cell POS2	Landscape Consulting	0	0	0	0	0	0	0	0	64,091	87,253	23,162	
West Cell Bore, Pump, Electrics & Iron Filtration	Landscape Construction	0	0	0	5,916	0	(5,916)	0	(5,916)	118,324	150,000	31,676	
West Cell Bore, Pump, Electrics & Iron Filtration	Landscape Consulting	0	0	0	0	0	0	0	0	9,466	9,466	0	
Western Cell Long Beach Prom Medians	Landscape Consulting	0	0	0	0	0	0	0	0	19,357	19,357	(0)	
Catalina Beach Foreshore Reserve Interface	Landscape Construction	0	0	0	0	0	0	300,000	300,000	0	0	0	

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2020		Actual MTD Vs Budget Oct 2019			Year to date Vs Budget to Oct 2019			Full Year		Project to date Vs Budget to Oct 2019			Bud Comparison: Jun 19 Approved
Job Description	Account Description	Actual 1 month to Oct 2019	Budget 1 month to Oct 2019	Variance	YTD to Oct 2019	YTD budget	Variance	Budget 2020	YTD Act vs Full Year Budget Variance	PTD to Oct 2019	PTD budget	Variance	Comments regarding variance
Catalina Beach Greenlink Stage 25	Landscape Construction	0	69,105	69,105	112,124	276,419	164,295	276,419	164,295	3,924,780	4,295,473	370,693	
Catalina Beach Greenlink Stage 25	Landscape Consulting	0	0	0	0	0	0	0	0	118,249	163,658	45,409	
Preliminary Landscaping Consultancy	Landscape Consulting	12,663	27,396	14,734	29,173	134,951	105,779	254,156	224,983	194,981	323,381	128,401	
Northern Biodiversity Conservation Area	Landscape Construction	0	29,520	29,520	0	118,080	118,080	118,080	118,080	330,479	448,559	118,080	
Northern Biodiversity Conservation Area	Landscape Consulting	0	0	0	0	0	0	0	0	19,093	29,843	10,750	
Neerabup Road Verge Treatment - West	Landscape Construction	0	0	0	0	0	0	0	0	795,713	795,713	0	
Neerabup Road Verge Treatment - West	Landscape Consulting	0	0	0	0	0	0	0	0	47,056	47,056	0	
Neerabup Road Verge Treatment - East	Landscape Construction	0	0	0	0	0	0	0	0	180,487	180,487	0	
Neerabup Road Verge Treatment - East	Landscape Consulting	0	0	0	0	0	0	0	0	23,134	23,134	0	
Neerabup Entry Statement	Landscape Construction	0	0	0	0	0	0	0	0	87,605	87,605	0	
Neerabup Entry Statement	Landscape Consulting	0	0	0	0	0	0	0	0	1,927	1,927	0	
Public Open Space 1	Landscape Construction	0	0	0	0	0	0	0	0	369,509	369,509	0	
Public Open Space 1	Landscape Consulting	0	0	0	0	0	0	0	0	46,158	46,158	0	
Public Open Space - Lot 8009	Landscape Construction	0	0	0	0	0	0	0	0	166,728	170,896	4,168	
Public Open Space - Lot 8009	Landscape Consulting	0	0	0	0	0	0	0	0	11,504	11,504	0	
Sales Centre Landscaping	Landscape Construction	0	0	0	0	0	0	0	0	1,700	1,700	0	
Streetscape To Stage 1	Landscape Construction	0	0	0	0	0	0	0	0	251,365	275,067	23,702	
Public Open Space - Lot 8007	Landscape Construction	0	0	0	0	0	0	0	0	1,083,262	1,083,262	0	
Public Open Space - Lot 8007	Landscape Consulting	0	0	0	0	0	0	0	0	76,262	76,262	0	
Irrigation System	Landscape Construction	0	0	0	0	0	0	0	0	76,010	76,010	0	
Irrigation System	Landscape Consulting	0	0	0	0	0	0	0	0	4,801	4,801	0	
Public Art	Landscape Construction	0	8,333	8,333	0	33,333	33,333	100,000	100,000	155,801	220,846	65,045	
Public Art	Landscape Consulting	0	0	0	0	0	0	0	0	13,105	18,350	5,245	
Streescapes Stg 2 Consultancy	Landscape Construction	0	0	0	0	0	0	0	0	164,882	164,882	0	
Streescapes Stg 2 Consultancy	Landscape Consulting	0	0	0	0	0	0	0	0	11,980	11,980	0	
Streetscape To Stage 3	Landscape Construction	0	0	0	0	0	0	0	0	40,537	40,537	0	
Aviator Blvd Greenlink (5.2)	Landscape Consulting	0	0	0	0	0	0	0	0	6,072	6,072	0	
Neerabup Road Verge Treatment Stg4	Landscape Construction	0	0	0	0	0	0	0	0	206,713	206,713	0	
Neerabup Road Verge Treatment Stg4	Landscape Consulting	0	0	0	0	0	0	0	0	12,759	12,759	0	
Neerabup Road Verge Treatment Stg5	Landscape Construction	0	0	0	0	0	0	0	0	157,346	157,346	0	
Neerabup Road Verge Treatment Stg5	Landscape Consulting	0	0	0	0	0	0	0	0	14,093	14,093	0	
Public Open Space Stage 6	Landscape Construction	0	0	0	0	0	0	0	0	145,252	157,412	12,160	
Public Open Space Stage 6	Landscape Consulting	0	0	0	0	0	0	0	0	6,768	6,768	0	
Sales Centre Landscaping Stg 2	Landscape Construction	0	0	0	0	0	0	0	0	6,798	6,798	(0)	
Sales Centre Landscaping Stg 2	Landscape Consulting	0	0	0	0	0	0	0	0	7,527	7,527	0	
Public Access Way 2.1	Landscape Construction	0	0	0	0	0	0	0	0	150,700	150,700	0	
Public Access Way 2.1	Landscape Consulting	0	0	0	0	0	0	0	0	11,232	11,232	0	
Aviator Blvd Entry Stmt	Landscape Construction	0	0	0	0	0	0	0	0	511,858	512,449	591	
Aviator Blvd Entry Stmt	Landscape Consulting	0	0	0	0	0	0	0	0	27,897	38,637	10,740	
Roundabout	Landscape Construction	0	0	0	0	0	0	0	0	7,162	7,162	0	
Roundabout	Landscape Consulting	0	0	0	0	0	0	0	0	1,035	1,035	0	
Fauna Relocation	Landscape Construction	0	1,111	1,111	0	4,444	4,444	5,556	5,556	37,080	45,969	8,889	
Western Cell Entry Statement & Greenlink	Landscape Construction	0	0	0	0	0	0	0	0	59,051	59,051	0	
Stage 11 Landscape Phase 2	Landscape Construction	0	66,667	66,667	0	266,667	266,667	800,000	800,000	0	266,667	266,667	
Catalina Grove Initial Scoping Works	Landscape Consulting	0	0	0	0	1,066	1,066	1,066	1,066	16,803	20,000	3,197	
Catalina Central Landscape Upgrade	Landscape Construction	0	16,112	16,112	0	64,446	64,446	80,558	80,558	820,749	938,652	117,904	
Catalina Central Landscape Upgrade	Landscape Consulting	0	0	0	0	0	0	0	0	63,128	61,465	(1,663)	
Stage 12/13 Greenlink New Bore	Landscape Construction	0	22,222	22,222	0	88,889	88,889	111,111	111,111	70,354	177,778	107,424	
Marmion Ave Shrub Planting	Landscape Construction	0	13,333	13,333	0	53,333	53,333	120,000	120,000	0	53,333	53,333	
Catalina Beach Display Village Verge Landscaping	Landscape Construction	0	0	0	4,158	10,372	6,214	10,372	6,214	53,415	70,000	16,585	
Bore 6	Landscape Construction	0	0	0	0	0	0	0	0	30,906	0	(30,906)	
Catalina Beach Stage 26 Landscaping	Landscape Construction	0	0	0	0	0	0	40,000	40,000	0	0	0	
Aviator Blvd Roundabouts Upgrade	Landscape Construction	0	5,000	5,000	0	20,000	20,000	60,000	60,000	0	20,000	20,000	
Neerabup Rd Median - Roulettes to Marmion	Landscape Construction	0	11,750	11,750	0	47,000	47,000	117,500	117,500	0	70,500	70,500	
Early Stock Procurement	Landscape Consulting	0	8,333	8,333	0	33,333	33,333	100,000	100,000	0	33,333	33,333	
TOTAL LANDSCAPING		17,202	309,691	292,489	170,013	1,528,452	1,358,439	2,906,368	2,736,355	16,724,164	19,047,463	2,323,299	Within budget
INDIRECT CONSULTANTS													
Planning - indirect	Planning	9,900	18,729	8,829	29,700	74,917	45,217	224,750	195,050	2,289,772	2,344,784	55,012	Within total FY20 Consultants budget
	Architect	0	1,240	1,240	0	4,959	4,959	14,878	14,878	15,100	26,018	10,918	
	Environmental	198	4,040	3,842	2,072	16,162	14,090	48,486	46,414	323,746	350,313	26,567	
	Geotechnical	0	19	19	0	77	77	1,607	1,607	12,300	13,322	1,022	
	Title - Survey & Legal fees	0	2,500	2,500	0	10,000	10,000	30,000	30,000	153,160	173,160	20,000	
	Engineering fees	4,392	8,574	4,182	9,720	34,296	24,576	102,889	93,168	204,095	246,933	42,838	
	Traffic planning	0	10	10	0	39	39	804	804	84,181	84,692	511	
	Landscaping consultancy	0	0	0	0	0	0	0	0	1,000	0	(1,000)	
	Miscellaneous Consultants	0	4,167	4,167	1,430	16,667	15,237	50,000	48,570	5,512	37,253	31,742	

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2020		Actual MTD Vs Budget Oct 2019			Year to date Vs Budget to Oct 2019			Full Year		Project to date Vs Budget to Oct 2019			Bud Comparison: Jun 19 Approved
Job Description	Account Description	Actual 1 month to Oct 2019	Budget 1 month to Oct 2019	Variance	YTD to Oct 2019	YTD budget	Variance	Budget 2020	YTD Act vs Full Year Budget Variance	PTD to Oct 2019	PTD budget	Variance	Comments regarding variance
	Planning - fire & safety	0	0	0	0	5,000	5,000	5,000	5,000	150	25,150	25,000	Within budget
	Planning - Hydrology	0	3,750	3,750	0	15,000	15,000	45,000	45,000	114,747	143,847	29,100	
	Planning - Sustainability	0	3,000	3,000	0	12,000	12,000	36,000	36,000	26,805	44,805	18,000	
	Acoustic & Noise Consult	0	833	833	0	3,333	3,333	8,333	8,333	0	15,000	15,000	
	Tree Mapping	0	0	0	0	0	0	7,500	7,500	1,616	20,306	18,690	
	TOTAL INDIRECT CONSULTANTS	14,490	46,863	32,372	42,922	192,450	149,528	575,247	532,324	3,232,184	3,525,584	293,400	
INFRASTRUCTURE													
	Marmion relocation services	0	0	0	0	0	0	0	0	450,680	450,680	0	Within total FY20 Infrastructure budget
	Marmion relocation services	0	0	0	0	0	0	0	0	48,750	48,750	0	
	Neerabup Road Key Largo Intersection	0	0	0	0	0	0	0	0	974,127	974,127	0	Within budget
	Neerabup Road Key Largo Intersection Eng	0	0	0	0	0	0	0	0	54,024	54,024	0	
	Neerabup Rd Maroochydore Way Intersection	0	0	0	0	0	0	0	0	1,498,274	1,480,279	(17,995)	
	Neerabup Rd Maroochydore Way Intersection	0	0	0	0	0	0	0	0	97,321	97,321	0	
	Connolly Drive Green Link Intersection	0	0	0	0	0	0	350,000	350,000	9,400	780	(8,620)	
	Connolly Drive Green Link Intersection	0	0	0	0	0	0	22,750	22,750	99,619	99,619	0	
	Neerabup Road Green Link Underpass	0	0	0	0	51,533	51,533	51,533	51,533	2,296,934	2,400,000	103,066	
	EPBC Offset - foraging	0	0	0	0	0	0	0	0	490,000	490,000	0	
	Gravity Sewer	0	0	0	0	0	0	0	0	1,518,761	1,518,761	0	
	Gravity Sewer Engineering	0	0	0	0	0	0	0	0	100,778	100,778	0	
	Marmion Avenue Green Link Intersection	0	0	0	0	0	0	0	0	3,041,955	3,041,955	0	
	Marmion Avenue Green Link Intersection Eng	0	0	0	0	0	0	0	0	151,585	151,585	0	
	Asbestos and rubbish removal - Gen Allowance	0	2,917	2,917	195	11,667	11,472	35,001	34,806	24,809	57,720	32,911	
	West Beach Access	0	0	0	0	0	0	644,000	644,000	0	0	0	
	West Beach Access	0	6,977	6,977	0	27,907	27,907	83,720	83,720	0	27,907	27,907	
	UXO - Search Western Cell Phase 2	0	0	0	0	0	0	0	0	14,500	14,500	0	
	UXO - Search Western Cell Phase 2	0	0	0	0	0	0	0	0	1,625	1,625	0	
	Aviator Blvd Extension St 25 to Long Beach Prom incl services extensions (exc Beach Access Tr	0	0	0	0	0	0	389,250	389,250	1,500	1,500	0	
	Aviator Blvd Extension St 25 to Long Beach Prom incl services extensions (exc Beach Access Tr	0	1,751	1,751	0	7,003	7,003	21,008	21,008	29,692	36,695	7,003	
	Housing Auth Dist Plan Scheme 2	0	0	0	0	0	0	0	0	162,919	162,919	0	
	Raise existing bore on Connolly Drive	0	0	0	0	0	0	0	0	0	2,004	2,004	
	Catalina Beach North/South Dual Use Path	0	0	0	0	0	0	1,000,000	1,000,000	0	0	0	
	Catalina Beach North/South Dual Use Path	0	0	0	0	0	0	65,000	65,000	0	0	0	
	Waste Water Pump Station (West)	0	0	0	0	0	0	0	0	1,797,746	1,853,120	55,374	
	Rubbish removal - General Allowance	0	0	0	0	0	0	0	0	17,314	14,717	(2,597)	
	INFRASTRUCTURE	0	11,644	11,644	195	98,109	97,914	2,662,261	2,662,066	12,882,312	13,081,365	199,053	Within budget
INFRASTRUCTURE REFUNDS													
	Neerabup Road Reimbursement	0	0	0	0	0	0	0	0	(432,548)	(432,548)	0	Within budget
	Waste Water Pump Station (West)	0	0	0	0	0	0	(1,253,120)	(1,253,120)	0	0	0	
	INFRASTRUCTURE REFUNDS	0	0	0	0	0	0	(1,253,120)	(1,253,120)	(432,548)	(432,548)	0	
	TOTAL INFRASTRUCTURE	0	11,644	11,644	195	98,109	97,914	1,409,141	1,408,946	12,449,764	12,648,817	199,053	Within budget
SPECIAL SITES & FIXED ASSETS													
	Lot 1 Group Housing Site Construction	0	0	0	0	0	0	0	0	172,782	172,782	0	Within budget
	Removal of temp sales office	0	0	0	0	0	0	0	0	8,636	8,636	0	
	Sales Office Building	0	0	0	0	0	0	0	0	573,050	573,981	932	
	Sales Office Retrofit	0	0	0	10,119	10,000	(119)	10,000	(119)	10,419	30,000	19,581	
	Sales Office Carparks	0	0	0	0	0	0	0	0	98,087	98,087	0	
	Temp Sales office services	0	0	0	0	0	0	0	0	3,812	3,812	0	
	Sales Office Construction Western	0	9,623	9,623	0	38,492	38,492	38,492	38,492	624,762	750,000	125,238	
	Sales office carparks Western	0	0	0	2,761	0	(2,761)	0	(2,761)	237,239	234,478	(2,761)	
	Security Cameras	0	1,250	1,250	0	5,000	5,000	12,500	12,500	19,560	27,060	7,500	
	TOTAL SPECIAL SITES & FIXED ASSETS	0	10,873	10,873	12,880	53,492	40,612	60,992	48,112	1,748,347	1,898,837	150,490	
	TOTAL CONSTRUCTION	34,304	746,788	712,484	777,503	3,401,949	2,624,446	6,932,197	6,154,694	110,530,430	115,797,572	5,267,142	Within budget
LAND													
	LAND	0	0	0	0	0	0	5,103,000	5,103,000	0	0	0	
PROFIT & LOSS EXPENDITURE													
Sales & Marketing													
	Brand Development	1,367	4,303	2,936	8,872	17,211	8,339	51,633	42,761	214,707	283,104	68,397	Within budget
	Sales Office & Builder Rel.	0	4,016	4,016	0	16,063	16,063	48,190	48,190	110,761	138,768	28,007	
	Brochures	0	1,801	1,801	58	7,206	7,148	21,617	21,559	139,893	178,041	38,148	
	Advertising	16,713	6,770	(9,944)	20,801	27,078	6,277	81,235	60,434	788,607	854,536	65,929	
	Signage	0	8,491	8,491	3,508	33,963	30,455	101,888	98,380	403,989	455,044	51,054	
	Website	0	1,377	1,377	0	5,507	5,507	16,522	16,522	9,891	46,023	36,132	
	Promotions	0	2,180	2,180	0	8,720	8,720	26,160	26,160	19,550	97,623	78,073	
	Public Relations	0	229	229	0	919	919	2,755	2,755	6,564	17,757	11,194	
	Total Sales and Marketing	18,080	29,167	11,087	33,239	116,668	83,429	350,001	316,762	1,693,962	2,070,896	376,935	
	Total Community Development	960	16,042	15,082	11,229	64,167	52,938	192,500	181,271	381,845	548,225	166,380	
	Administration	854	0	(854)	3,079	20,000	16,922	20,000	16,922	228,045	240,177	12,132	

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2020		Actual MTD Vs Budget Oct 2019			Year to date Vs Budget to Oct 2019			Full Year		Project to date Vs Budget to Oct 2019			Bud Comparison: Jun 19 Approved
Job Description	Account Description	Actual 1 month to Oct 2019	Budget 1 month to Oct 2019	Variance	YTD to Oct 2019	YTD budget	Variance	Budget 2020	YTD Act vs Full Year Budget Variance	PTD to Oct 2019	PTD budget	Variance	Comments regarding variance
	Cleaning	563	1,000	437	2,393	4,000	1,607	12,000	9,607	33,778	37,007	3,229	
	Computer Costs	0	500	500	0	2,001	2,001	6,001	6,001	0	4,460	4,460	
	Couriers	0	300	300	0	1,201	1,201	3,601	3,601	1,338	11,536	10,198	
	Electricity & Gas	1,490	1,000	(490)	3,357	4,000	643	12,000	8,643	98,795	95,848	(2,947)	
	Insurance	0	500	500	0	2,001	2,001	6,001	6,001	0	4,001	4,001	
	Legal fees	0	4,167	4,167	9,126	16,667	7,541	50,000	40,874	191,740	215,957	24,217	
	Licenses & Fees	0	500	500	0	2,001	2,001	6,001	6,001	470	5,283	4,813	
	Postage, Print & Stationery	0	500	500	0	2,001	2,001	6,001	6,001	2,244	32,992	30,749	
	Rent - Sales Office & Cprk	0	6,667	6,667	0	26,667	26,667	66,667	66,667	467,350	517,796	50,446	
	Sundry Office Expenses	0	1,500	1,500	0	6,000	6,000	18,000	18,000	1,076	19,200	18,123	
	Training	0	2,083	2,083	0	8,333	8,333	25,000	25,000	0	16,667	16,667	
	Valuations	400	3,333	2,933	17,500	13,333	(4,167)	40,000	22,500	164,563	173,180	8,617	
	Rates & Taxes	192	0	(192)	83,458	290,160	206,702	290,160	206,702	558,476	1,034,057	475,581	
	Maintenance	4,702	44,167	39,465	69,177	180,412	111,235	533,745	464,568	1,585,984	1,703,208	117,224	
	Maint- Carpark Makegood	0	0	0	0	57,304	57,304	57,304	57,304	53,798	171,913	118,115	
	Security	160	3,000	2,840	800	12,000	11,200	36,000	35,200	27,327	48,107	20,781	
Total Administration		8,361	69,217	60,856	188,889	648,080	459,191	1,188,480	999,591	3,414,984	4,331,388	916,404	Within budget
Finance	Contingency	0	43,061	43,061	3,745	211,356	207,611	685,621	681,876	2,111,839	417,896	(1,693,943)	Actual Contingency spend applied to cost types above.
	Contingency Offset Transfer	0	0	0	(3,745)	(3,745)	0	(3,745)	0	(2,111,839)	0	2,111,839	
Total Finance		0	43,061	43,061	0	207,611	207,611	681,876	681,876	0	417,896	417,896	
Total P&L Expenditure		27,401	157,486	130,085	233,357	1,036,525	803,168	2,412,857	2,179,501	5,490,791	7,368,405	1,877,615	
Grand Expense Total		61,705	904,274	842,569	1,010,860	4,438,474	3,427,614	14,448,054	13,437,194	116,021,221	123,165,978	7,144,757	Within budget

Contingency Summary

YTD Budget	211,356
Contingency Transferred (Actual & Budget)	(3,745)
Contingency not yet used	207,611

List of Contingency items transferred year to date

Period	Job Description	Amount
Aug-19	Landscape Maintenance	2,523
Sep-19	Landscape Maintenance	1,223
		3,745

Note: Actual Contingency spend in prior years is reported against the job that the spend relates to.

CATALINA
FINANCE REPORT
OCTOBER 2019

1.0 Management Accounts

1.1 KEY STATISTICS

1.1.1 RESIDENTIAL LOTS & DISTRIBUTIONS

	<u>Lots Produced (titles)</u>		<u>Sales</u>		<u>Settlements</u>		<u>Distributions</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
Prior Years	966	966	927	925	914	913	75,000,000	75,000,000
Jul-2019	-	-	4	2	1	2	-	-
Aug-2019	-	-	2	2	1	4	-	-
Sep-2019	38	38	3	2	-	1	-	-
Sep Qtr	38	38	9	6	2	7	-	-
Oct-2019	-	-	3	2	3	2	-	-
Nov-2019	-	-	-	2	-	2	-	-
Dec-2019	-	-	-	2	-	3	-	-
Dec Qtr	-	-	3	6	3	7	-	-
Jan-2020	-	-	-	2	-	2	-	-
Feb-2020	-	-	-	3	-	2	-	-
Mar-2020	-	-	-	2	-	1	-	-
Mar Qtr	-	-	-	7	-	5	-	-
Apr-2020	-	-	-	3	-	3	-	-
May-2020	-	-	-	5	-	1	-	-
Jun-2020	-	-	-	4	-	3	-	3,000,000
Jun Qtr	-	-	-	12	-	7	-	3,000,000
PTD	1,004	1,004	939	933	919	922	75,000,000	75,000,000
Full 2019/20 Year	38	38	12	31	5	26	-	3,000,000
2020/21		35		47		37		3,000,000
2021/22		97		64		65		8,000,000

- There were 3 sales and 3 settlements for October.

1.2 Sales & Settlements

	<u>MTH Act</u>	<u>MTH Bgt</u>	<u>YTD Act</u>	<u>YTD Bgt</u>	<u>PTD Act</u>	<u>PTD Bgt</u>
Residential						
- Sales #	3	2	11	8	939	933
- Sales \$	1,012,000	659,629	3,418,000	2,673,056	244,973,500	243,300,782
- Sales \$/lot	337,333	329,815	310,727	334,132	260,888	260,773
- Settlements #	3	2	5	9	919	922
- Settlements \$	1,062,000	686,219	1,652,000	2,976,397	238,750,500	239,665,254
- Settlements \$/lot	354,000	343,110	330,400	330,711	259,794	259,941
Special Sites						
- Sales #	-	-	-	-	3	3
- Sales \$	-	-	-	-	3,295,000	3,295,000
- Sales \$/lot	-	-	-	-	1,098,333	1,098,333
- Settlements #	-	-	-	-	3	3
- Settlements \$	-	-	-	-	3,295,000	3,295,000
- Settlements \$/lot	-	-	-	-	1,098,333	1,098,333
Lots Under Contract						
- Unsettled sales #	20			1	Titled	
- Unsettled sales \$	6,223,000			19	1,010 incl. Spec sites	
- Unsettled sales \$/lot	311,150					

1.3 Cashflow - MTD Actuals to budget

	<u>MTD Act</u>	<u>MTD Bgt</u>	<u>Variance</u>
<i>Income</i>			
Settlement Revenue	1,062,000	686,219	375,781
Margin GST	(8,578)	(9,091)	513
Direct selling costs	(53,615)	(31,451)	(22,164)
Interest Income	-	-	-
Forfeited Deposits	-	-	-
Other Income	-	-	-
Rebate Allowance	(19,919)	(142,613)	122,695
	<u>979,888</u>	<u>503,064</u>	<u>476,824</u>
<i>Development costs</i>			
WAPC Land Acq.	-	-	-
Lot production	2,613	367,718	365,105
Landscaping	17,202	309,691	292,489
Consultants	14,490	46,863	32,372
Infrastructure	-	11,644	11,644
Sales office building	-	10,873	10,873
	<u>34,304</u>	<u>746,788</u>	<u>712,484</u>
<i>Overheads</i>			
Sales & marketing	18,080	29,167	11,087
Community Develop.	960	16,042	15,082
Administration	8,361	69,217	60,856
Finance/Contingency	-	43,061	43,061
	<u>27,401</u>	<u>157,486</u>	<u>130,085</u>
Net Cashflow	<u>918,183</u>	<u>(401,210)</u>	<u>1,319,393</u>

1.4 Cashflow - YTD Actuals to budget

	<u>YTD Act</u>	<u>YTD Bgt</u>	<u>Variance</u>
<i>Income</i>			
Settlement Revenue	1,652,000	2,976,398	(1,324,398)
Margin GST	(15,162)	(40,909)	25,747
Direct selling costs	(80,120)	(158,353)	78,234
Interest Income	-	-	-
Forfeited Deposits	-	-	-
Other Income	-	436,364	(436,364)
Rebate Allowance	(68,242)	(538,773)	470,532
	<u>1,488,477</u>	<u>2,674,725</u>	<u>(1,186,249)</u>
<i>Development costs</i>			
WAPC Land Acq.	-	-	-
Lot production	551,493	1,529,446	977,953
Landscaping	170,013	1,528,452	1,358,439
Consultants	42,922	192,450	149,528
Infrastructure	195	98,109	97,914
Sales office building	12,880	53,492	40,612
	<u>777,503</u>	<u>3,401,949</u>	<u>2,624,446</u>
<i>Overheads</i>			
Sales & marketing	33,239	116,668	83,429
Community Develop.	11,229	64,167	52,938
Administration	188,889	648,080	459,191
Finance/Contingency	-	207,611	207,611
	<u>233,357</u>	<u>1,036,525</u>	<u>803,168</u>
Net Cashflow	<u>477,616</u>	<u>(1,763,749)</u>	<u>2,241,365</u>

1.5 Bonds

	<u>Last Year</u>	<u>Last Month</u>	<u>This Month</u>
City of Wanneroo	247,245	247,245	247,245
	<u>247,245</u>	<u>247,245</u>	<u>247,245</u>

Bonds relate to stage 25 early clearances and a stage 26 footpath bond.

CATALINA
FINANCE REPORT
OCTOBER 2019

2.0 PROFIT & LOSS

	<u>MTH Act</u>	<u>MTH Bgt</u>	<u>Var</u>	<u>YTD Act</u>	<u>YTD Bgt</u>	<u>Var</u>	<u>PTD Act</u>	<u>PTD Bgt</u>
- Revenue \$ (Stimts)	1,062,000	686,219	375,781	1,652,000	2,976,397	(1,324,397)	238,750,500	239,665,253
- Revenue \$/lot	354,000	343,110		330,400	330,711		259,794	259,941
- Selling & GST \$	130,193	65,607	(64,587)	198,282	381,313	183,031	21,541,719	22,329,177
- Selling & GST \$/lot	43,398	32,803		39,656	42,368		23,440	24,218
- Cost of sales \$	357,619	193,924	(163,695)	646,375	1,145,843	499,468	85,418,625	86,115,262
- Cost of sales \$/lot	119,206	96,962		129,275	127,316		92,947	93,401
- Gross profit \$	574,188	426,688	147,500	807,344	1,449,241	(641,898)	131,790,156	131,220,814
- Gross profit \$/lot	191,396	213,344		161,469	161,027		143,406	142,322
- Gross profit Mgn %	54.07%	62.18%		48.87%	48.69%		55.20%	54.75%
- Special Sites \$	-	-	-	-	(295,280)	295,280	2,114,938	1,819,658
- Other income \$	-	-	-	-	-	-	255,411	255,298
- Sales & Marketing \$	19,040	55,658	36,618	37,607	233,361	195,754	2,053,547	2,691,933
- Administration \$	20,617	90,242	69,626	131,881	418,279	286,398	3,862,455	4,193,302
- Finance/Other \$	-	-	-	-	-	-	198,181	-
- Contingency \$	-	43,072	43,072	-	211,411	211,411	-	166,633
- Net profit \$	534,532	237,716	296,816	637,856	290,910	346,945	128,046,323	126,243,902
- Net profit \$/lot	178,177	118,858		127,571	32,323		139,332	136,924

- YTD Gross profit is \$642k unfavourable to budget due to 4 less settlements to date.

- YTD Overheads are \$694k below budget due to:

Marketing costs \$196k favourable (timing of invoice payments and pending approvals for new initiatives);

Admin \$286k favourable (full provisional amounts for Rates & Taxes and Repairs & Maintenance, including Central Cell Carpark makegood, not yet required);

Unused Contingency \$211k.

YEAR TO DATE VERSUS FULL YEAR BUDGET

	<u>YTD Act</u>	<u>FY20 Full Year Bgt</u>	<u>Var</u>
- Revenue \$ (Stimts)	1,652,000	8,593,874	(6,941,874)
- Revenue \$/lot	330,400	330,534	
- Selling & GST \$	198,282	929,592	731,310
- Selling & GST \$/lot	39,656	35,754	
- Cost of sales \$	646,375	3,352,826	2,706,451
- Cost of sales \$/lot	129,275	128,955	
- Gross profit \$	807,344	4,311,456	(3,504,112)
- Gross profit \$/lot	161,469	165,825	
- Gross profit Mgn %	48.87%	50.17%	
- Special Sites \$	-	(295,280)	295,280
- Other income \$	-	-	-
- Sales & Marketing \$	37,607	678,626	641,019
- Administration \$	131,881	1,127,030	995,149
- Finance \$	-	-	-
- Contingency \$	-	430,736	430,736
- Net profit \$	637,856	1,779,784	(1,141,928)
- Net profit \$/lot	127,571	68,453	

* Administration budget includes \$57k Carpark remediation works budgeted as capital costs in the cashflow.

2.1 GROSS PROFIT ANALYSIS

Actual

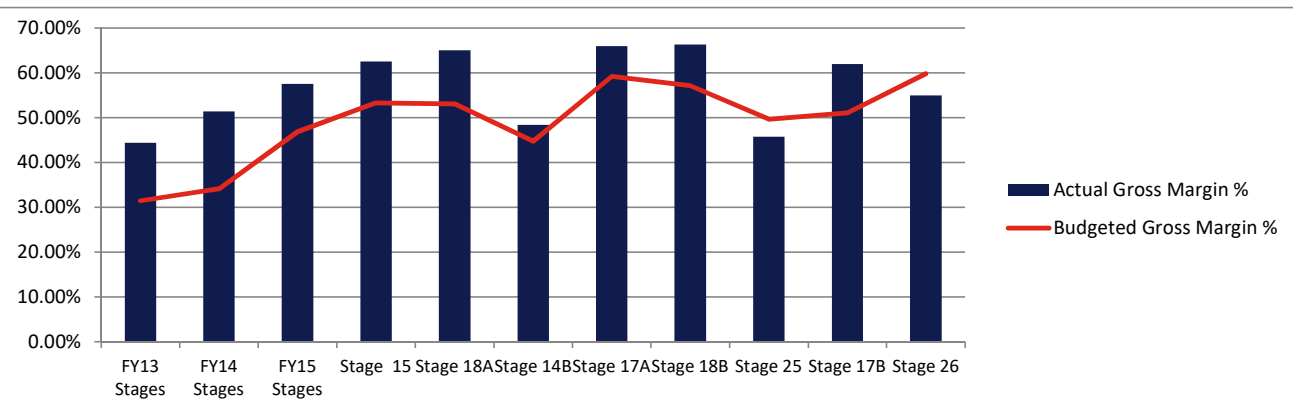
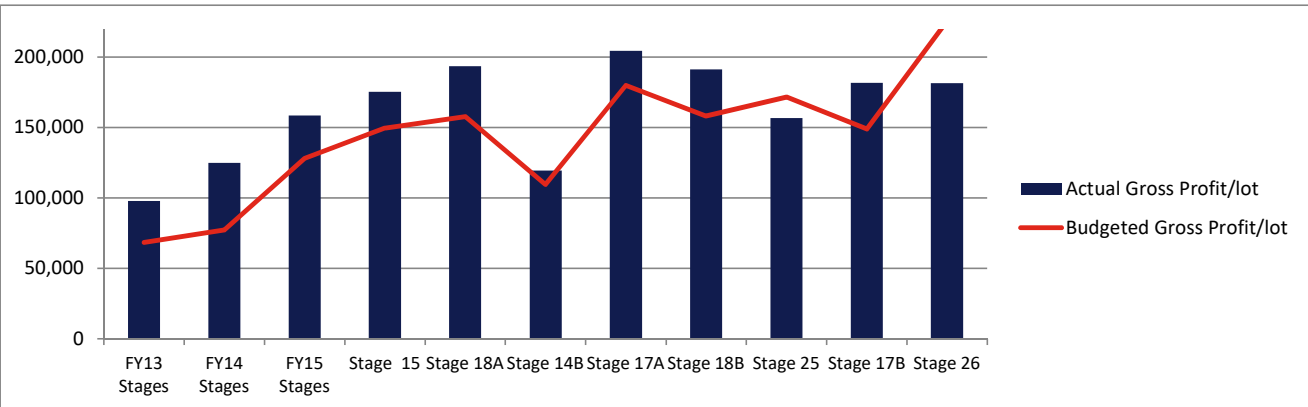
Stages	Title Issue Date	Revenue	Revenue/lot	Direct Selling & COGS (incl. GST)	Direct Costs/lot	Actual Gross Profit	Actual Gross Profit/lot	Actual Gross Margin %
Incentives Writeback				-3,542,647		3,542,647		
FY13 Stages	2012 / 2013	51,375,500	220,496	28,570,159	122,619	22,805,341	97,877	44.39%
FY14 Stages	2013 / 2014	50,325,000	243,116	24,477,309	118,248	25,847,691	124,868	51.36%
FY15 Stages	2014 / 2015	77,688,000	275,489	32,963,408	116,892	44,724,592	158,598	57.57%
Stage 15	15-Dec-15	15,444,000	280,800	5,791,567	105,301	9,652,433	175,499	62.50%
Stage 18A	27-May-16	8,626,000	297,448	3,015,429	103,980	5,610,571	193,468	65.04%
Stage 14B	28-Oct-16	2,219,000	246,556	1,144,525	127,169	1,074,475	119,386	48.42%
Stage 17A	20-Feb-17	7,135,000	310,217	2,429,862	105,646	4,705,138	204,571	65.94%
Stage 18B	13-Jun-17	6,925,000	288,542	2,334,342	97,264	4,590,658	191,277	66.29%
Stage 25	8-Aug-17	15,419,000	342,644	8,362,165	185,826	7,056,835	156,819	45.77%
Stage 17B	22-May-18	2,934,000	293,400	1,117,139	111,714	1,816,861	181,686	61.92%
Stage 26	26-Sep-19	660,000	330,000	297,086	148,543	362,914	181,457	54.99%
		<u>238,750,500</u>		<u>106,960,344</u>		<u>131,790,156</u>		

- Values for actuals are based on 'settled lots only' for the relevant stages.

Budget

Stages	Budget Version	Revenue	Revenue/lot	Direct Selling & COGS (incl. GST)	Direct Costs/lot	Budgeted Gross Profit	Budgeted Gross Profit/lot	Budgeted Gross Margin %
FY13 Stages	May-12	51,358,953	217,623	35,200,675	149,155	16,158,278	68,467	31.46%
FY 14 Stages	Jun-13	46,931,935	226,724	30,917,421	149,360	16,014,514	77,365	34.12%
FY 15 Stages	Aug-14	76,167,089	273,000	40,469,170	145,051	35,697,919	127,950	46.87%
Stage 15	Aug-15	15,433,000	280,600	7,203,599	130,975	8,229,401	149,625	53.32%
Stage 18A	Jun-16	8,626,000	297,448	4,048,854	139,616	4,577,146	157,833	53.06%
Stage 14B	Jun-16	2,448,087	244,809	1,352,232	135,223	1,095,855	109,585	44.76%
Stage 17A	Jun-16	9,427,756	304,121	3,845,430	124,046	5,582,326	180,075	59.21%
Stage 18B	Jun-16	8,584,690	276,925	3,677,414	118,626	4,907,276	158,299	57.16%
Stage 25	Aug-17	19,696,448	345,552	9,915,141	173,950	9,781,307	171,602	49.66%
Stage 17B	Dec-17	10,496,494	291,569	5,131,807	142,550	5,364,687	149,019	51.11%
Stage 26	Jun-19	14,347,000	377,553	5,766,060	151,738	8,580,940	225,814	59.81%
		<u>263,517,452</u>		<u>147,527,804</u>		<u>115,989,649</u>		

- Values for budget are based on 'total lots' for the relevant stages.



- Stage 26 Gross profit / lot is \$44k below budget due to lot mix of settlements to date.

Catalina

Finished Lots & Cost of Lots Sold calculations to 31 Oct 2019

Title date:	Completed	Completed	7-Nov-12	28-Oct-16	20-Feb-17	13-Jun-17	8-Aug-17	8-Aug-17	8-Aug-17	22-May-18	26-Sep-19	TOTAL
	Spec Sites	Resi Stages	Stage 2	Stage 14B	Stage 17A	Stage 18B	Stage 25	Stage 25 Sales Office	Stage 25 GHS Lot 2179	Stage 17B	Stage 26	
Direct costs												
Civil Construction			3,402,538	633,835	795,104	794,550	4,918,686	83,260	253,163	968,747	1,238,569	
Sewer headwks			215,092	51,015	116,369	136,672	261,837	4,514	4,514	174,117	183,682	
Local authority fees			165,796	1,911	6,839	10,835	35,653	615	615	12,684	12,947	
Local authority scheme costs			102,782	27,000	67,500	83,700	156,600	-	-	97,200	13,620	
Survey & legal fees			38,096	13,139	25,550	29,762	54,801	945	945	35,586	34,200	
Engineering fees			211,164	18,200	85,250	97,962	159,500	2,750	12,341	100,839	104,500	
Finished Goods Adjustments	- 31,206	- 1,282,787	- 1,073,048	- 11,250	- 25,549	- 39,478	- 220,060					
Earthworks Allocation	420,826	43,233,645	3,062,420	733,850	1,071,063	1,114,003	5,367,017	92,084	271,578	1,389,173	1,587,518	
	260,179	11,806,198	459,466	50,570	123,078	152,616	1,077,304	18,574	66,681	166,059	672,342	
Indirect Costs												
Land	-	-	-	-	-	-	-	-	-	-	-	
Infrastructure	84,898	6,012,456	272,271	70,224	235,295	282,496	620,746	7,879	31,674	351,671	521,532	
Landscape	118,628	8,518,643	342,232	154,123	495,646	594,017	1,308,860	16,613	66,785	871,324	1,270,179	
TOTAL COST	884,530	69,570,942	4,136,389	1,008,767	1,925,082	2,143,132	8,373,927	135,150	436,718	2,778,227	4,051,571	
Lots	3	769	38	10	25	31	58	1	1	36	38	
COST PER LOT	294,843	90,469	108,852	100,877	77,003	69,133	144,378	135,150	436,718	77,173	106,620	
Lots settled	3	769	37	9	23	24	45	-	-	10	2	922
COST OF LOTS SETTLED	884,530	69,570,942	4,027,536	907,890	1,771,075	1,659,199	6,497,012	-	-	771,730	213,241	86,303,156
Stage Area (m2)	10,900	261,394	13,481	2,926	10,128	11,236	11,236	255	1,795	13,154	15,904	
Cost per m2	81	266	307	345	190	191	745	530	243	211	255	
Avg lot size	3,633	340	355	293	405	362	194	255	1,795	365	419	
Other cash expenditure												
Direct Selling & Proj Mgt Costs												21,837,251
Marketing costs												2,053,547
Administration												3,862,455
Finance												198,181
Contingency												0
TOTAL COSTS												114,254,589

PERIODIC ANALYSIS	Month	YTD	PTD	PY Jun-19
Lots settled	3	5	922	917
Cost of lots settled	357,619	646,375	86,303,155	85,656,780
Direct selling costs	130,193	198,282	21,837,251	21,638,969
Marketing costs	19,040	37,607	2,053,547	2,015,940
Administration	20,617	131,881	3,862,455	3,730,574
Finance	-	-	198,181	198,181
Contingency	-	-	-	-
TOTAL COSTS	527,468	1,014,144	114,254,588	113,240,444

Catalina COGS Calc

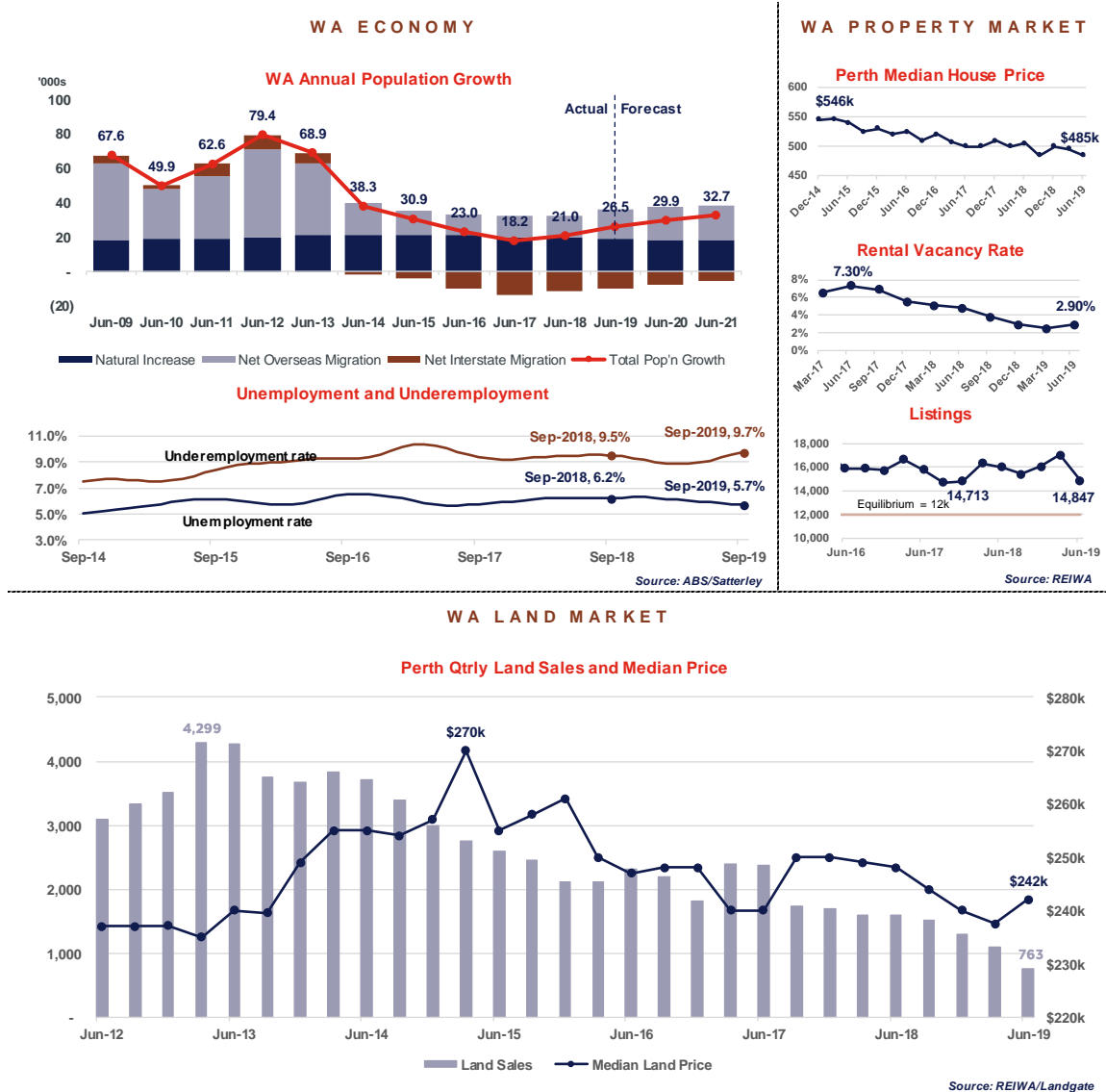
31-Oct-19

Job	Titled Date	Direct Cost	Indirect Cost	COGS Total	Lot #	Titled	Untitled	COGS/Lot	Settled Lots	PTD COGS	Finished Goods	FG/Lot
140-01-001	17-Oct-2012	4,004,839	637,443	4,642,282	35	35	-	132,637	35	4,642,282	-	-
140-01-002	7-Nov-2012	3,521,886	614,504	4,136,389	38	38	-	108,852	37	4,027,537	108,852	108,852
140-01-003	14-Jan-2013	3,002,658	554,241	3,556,899	43	43	-	82,719	43	3,556,899	-	-
140-01-004	20-Mar-2013	3,371,482	800,585	4,172,067	47	47	-	88,767	47	4,172,067	-	-
140-01-005	20-May-2013	4,894,899	968,068	5,862,967	63	63	-	93,063	63	5,862,967	-	-
140-01-06A	18-Jan-2013	483,435	179,725	663,160	8	8	-	82,895	8	663,160	-	-
140-01-06B	19-Jan-2015	1,100,352	510,130	1,610,482	24	24	-	67,103	24	1,610,482	-	-
140-01-06C	3-Apr-2014	671,286	211,296	882,581	10	10	-	88,258	10	882,581	-	-
140-01-007	31-Oct-2013	4,146,749	938,488	5,085,238	63	63	-	80,718	63	5,085,238	-	-
140-01-008	16-Jan-2014	4,389,068	881,805	5,270,874	53	53	-	99,450	53	5,270,874	-	-
140-01-009	8-May-2014	4,640,905	814,395	5,455,300	51	51	-	106,967	51	5,455,300	-	-
140-01-010	8-May-2014	2,460,031	595,126	3,055,157	30	30	-	101,839	30	3,055,157	-	-
140-01-011	1-Oct-2014	4,797,823	1,320,873	6,118,696	64	64	-	95,605	64	6,118,696	-	-
140-01-012	3-Dec-2014	3,225,081	1,064,585	4,289,666	49	49	-	87,544	49	4,289,666	-	-
140-01-13A	30-Mar-2015	2,965,498	717,571	3,683,069	37	37	-	99,542	37	3,683,069	-	-
140-01-13B	11-May-2015	2,739,324	986,155	3,725,479	45	45	-	82,788	45	3,725,479	-	-
140-01-014	4-Jun-2015	3,619,629	1,347,229	4,966,858	63	63	-	78,839	63	4,966,858	-	-
140-01-015	15-Dec-2015	3,073,171	1,243,145	4,316,316	55	55	-	78,478	55	4,316,316	-	-
140-01-18A	27-May-2016	1,453,614	760,239	2,213,853	29	29	-	76,340	29	2,213,853	-	-
140-01-14B	28-Oct-2016	784,420	224,347	1,008,767	10	10	-	100,877	9	907,890	100,877	100,877
140-01-017	20-Feb-2017	1,194,140	730,941	1,925,081	25	25	-	77,003	23	1,771,075	154,006	77,003
140-01-18B	13-Jun-2017	1,266,620	876,513	2,143,133	31	31	-	69,133	24	1,659,199	483,933	69,133
140-02-025	8-Aug-2017	6,444,321	1,929,606	8,373,927	58	58	-	144,378	45	6,497,012	1,876,915	144,378
140-01-17B	22-May-2018	1,555,232	1,222,995	2,778,227	36	36	-	77,173	10	771,730	2,006,497	77,173
140-02-026	26-Sep-2019	2,259,859	1,791,711	4,051,570	38	38	-	106,620	2	213,241	3,838,329	106,620
140-70-004	12-Dec-2013	20,322	41,798	62,119	1	1	-	62,119	1	62,119	-	-
140-70-005	8-Aug-2017	110,657	24,492	135,149	1	1	-	135,149	-	-	135,149	135,149
140-70-007	17-Oct-2012	222,150	87,611	309,761	1	1	-	309,761	1	309,761	-	-
140-70-008	1-Oct-2014	438,532	74,117	512,649	1	1	-	512,649	1	512,649	-	-
140-70-028	8-Aug-2017	338,259	98,459	436,718	1	1	-	436,718	-	-	436,718	436,718
73,196,239		22,248,193	95,444,432	1,010	1,010	-			922	86,303,155	9,141,277	

Appendix 9.5

CATALINA - OCTOBER 2019 MARKET COMMENTARY

Market Update



SUMMARY

- Population growth improving with reduced net outflow of interstate migrants.
- Improvement in trend unemployment over the prior 12 months, although underemployment remains high.
- Reserve Bank rate cuts have brought the official cash rate to 0.75%. With limited room to move, the RBA has hinted at the need for further infrastructure spending to help bolster the economy.
- High stock levels in WA, well above the equilibrium of circa 12,000 continues to inhibit price growth. Improving trend is encouraging with listings down to around 14,000 currently in Oct-19.
- Stamp duty concessions introduced by State Government for off-the-plan apartment buyers.
- Median rents stable at \$360 per week with a vacancy rate of 2.9% according to REIWA.
- The outlook for the WA land market remains unchanged; low volumes with slow improvement.

NORTHERN SUBURBS

Perth's median house price is currently \$485,000, a decrease of 3.3% on the same period last year

Mindarie bucked the trend recording growth of 3.1% in the last twelve months for both house and land values. The current median values for established homes and land are \$660,000 and \$387,500 respectively.

The median values for house and land in Clarkson are \$363,500 and \$263,00 respectively. This represents a -1.4% decrease in home values over the last twelve months, with -11.7% decrease in land value over a twelve-month period. It should be noted that Catalina is the only major land development in the suburb of Clarkson. This reduction is not adjusted for land size but does reflect the projects recent rebates.

Valuation Issues

The median house price in Clarkson of \$363,500 is starting to affect the ability of buyers to secure finance for house and land. The average house and land package sold in Catalina Central requires a valuation of approximately \$425,000, over \$60,000 higher than the median established home in the suburb.

In Q1 FY2020 we received four valuation shortfalls:

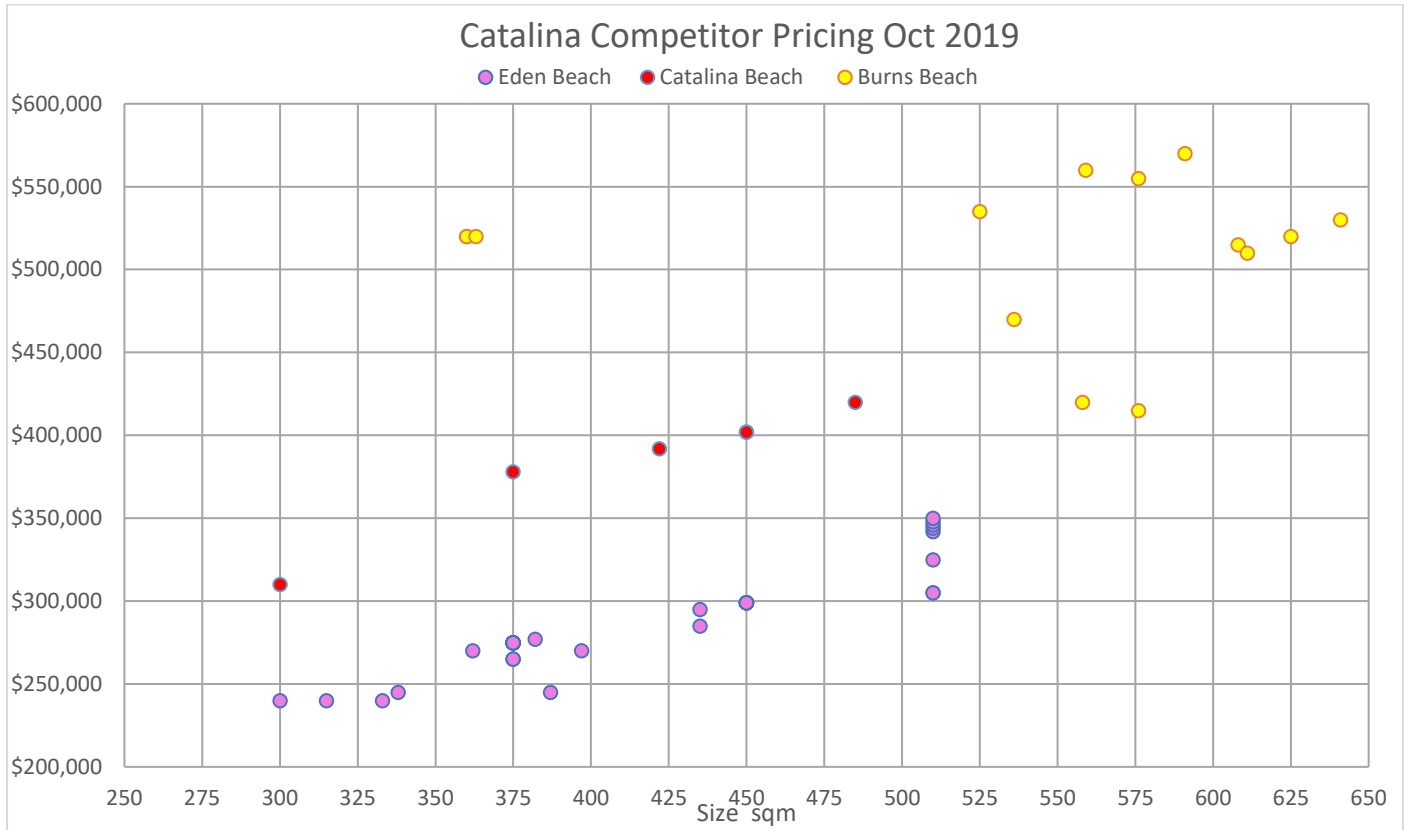
- Catalina Central x 3
- Catalina Beach x 1

Negotiations with TPRC and the relevant builders ensured that all four contracts were saved.

The total financial contribution provided by TPRC was \$55,000 with the builders contributing \$74,000.

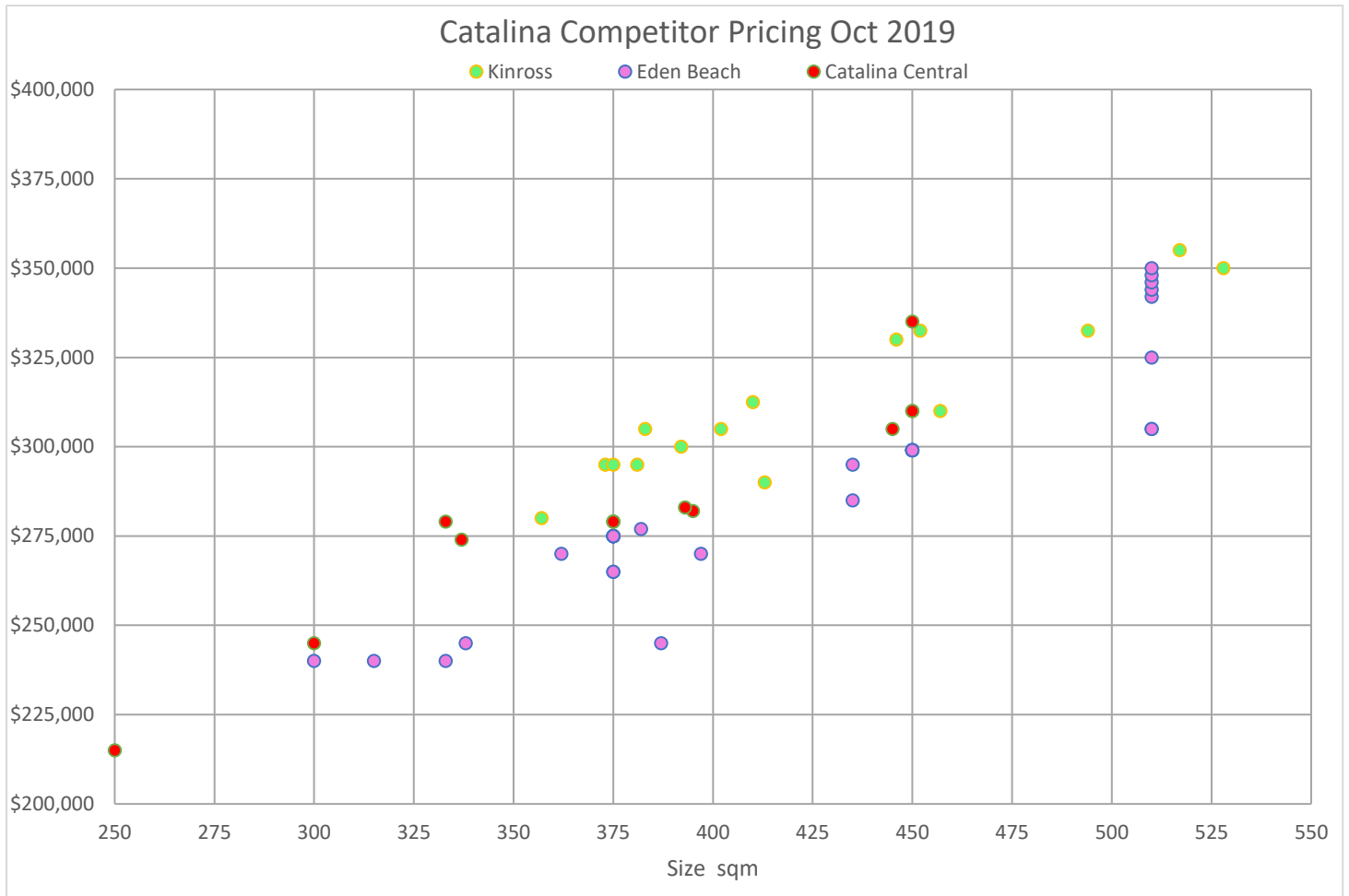
Pricing

Catalina Beach



- Catalina Beach continues to be priced between Burns Beach and Eden Beach, its two closest major beach side competitors.
- Pricing correlation to Eden Beach is fairly consistent across lot sizes with approximately a \$85,000 premium held over the northern competitor.
- Burns Beach prices vary significantly based on proximity to the coast. Generally, only large irregular shaped stock over 500sqm is available within the estate at present.

Catalina Central



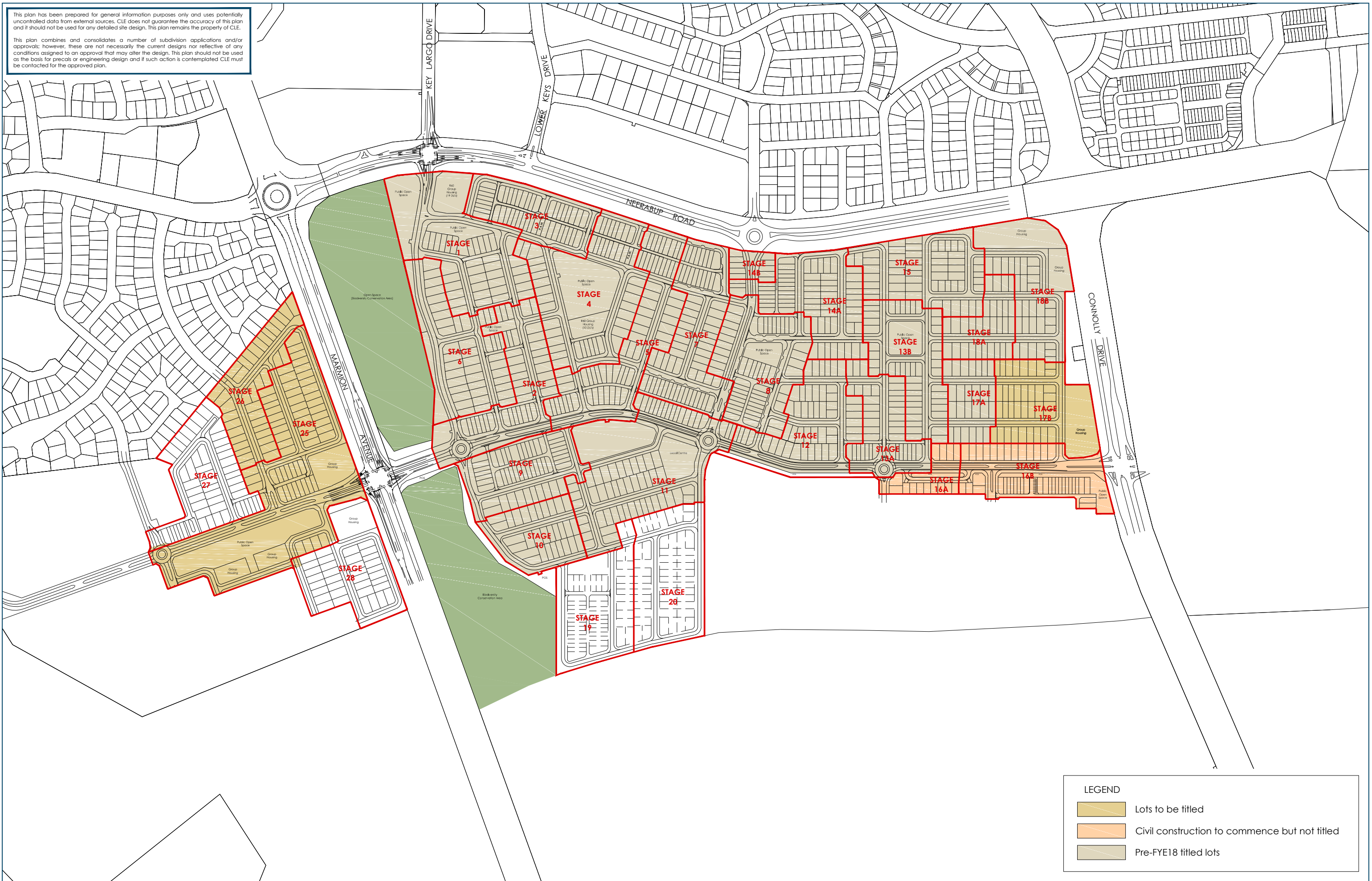
- Catalina Central is closely priced between Eden Beach and Kinross Estate.
- Eden Beach provides a beach location further north at a reduced price to Catalina Central. The locational advantage of Catalina Central being located further south has been reduced over time with infrastructure, schools and amenities now stretching further north.
- Local perception is that Kinross holds a locational advantage over Catalina Central. This has allowed this competitor to price at a small premium and still achieve sales to local residents looking to build new.

Competitor Incentives Q1 FY 2020

ESTATE	INCENTIVES
Eden Beach	\$3K builder referral on all lots. \$15K double storey rebate on select double storey. \$9K Settlement Rebate on all lots
Burns Beach	\$40,000 off stage Windsor, \$30,000 off stage Royal, and \$20,000 of stage Crown, only 2 blocks in each stage left, no referrals
Kinross	No rebates or referrals

This plan has been prepared for general information purposes only and uses potentially uncontrolled data from external sources. CLE does not guarantee the accuracy of this plan and it should not be used for any detailed site design. This plan remains the property of CLE.

This plan combines and consolidates a number of subdivision applications and/or approvals; however, these are not necessarily the current designs nor reflective of any conditions assigned to an approval that may alter the design. This plan should not be used as the basis for precasts or engineering design and if such action is contemplated CLE must be contacted for the approved plan.



LEGEND

- Lots to be filled
- Civil construction to commence but not filled
- Pre-FYE18 filled lots

Appendix 9.6

7 November 2019

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Unit 2, 369 Scarborough Beach Road
INNALOO WA 6018

Dear Tony

CATALINA ESTATE - REVIEW OF PURCHASER TERMS AND CONDITIONS

During its meeting on the 6th December 2018, the Tamala Park Regional Council considered the Review of the Purchaser Terms and Conditions. During this meeting the Council resolved to:

- Continue to the use of the REIWA Offer and Acceptance Contract with Special Conditions and Annexures,
- Require a \$2,000 deposit for lots within Catalina Central and a \$5,000 deposit for lots within Catalina Beach,
- Finance approval period of 60 days for Catalina Central and 45 days for Catalina beach, where finance is required,
- 21 day settlement period from finance approval or the issue of titles (whichever is later)
- Post occupancy energy assessment for new homes
- Continue to offer incentives including the water wise landscaping package, \$2,000 solar rebate, \$1,000 WELs rebate (Catalina Beach only) and a side and rear boundary fencing package subject to fulfillment of contractual terms relating to construction timeframes for completion of dwellings.

Further to the above, the Council also resolved that the Satterley Property Group review the Purchaser Terms and Conditions and incentives for public release and builder release lots providing advice for consideration by Council in December 2019.

As requested, SPG have reviewed the terms and conditions currently being implemented for the sale of lots at Catalina Central and Catalina Beach.

CATALINA CENTRAL **DEPOSIT, FINANCE APPROVALS AND SETTLEMENT**

The existing terms and conditions for lots sold via public release and through builder release are:

- Deposit - \$2,000
- Period for finance approval > 3 months before title - 60 days
- Period for finance approval < 3 months before title - 60 days
- Period for finance extensions - 28 days
- Settlement within 21 days of issue of titles and / or acceptance / formal finance approval.

It is proposed that the above terms are maintained for Catalina Central.

Finance Approval Period

Current sales at Catalina Central are comparatively slow with a managed supply of lots available to the market. Many sales are being sourced through builder contracts on the basis of the purchaser obtaining finance for a house and land package.

The current finance approval terms have had the effect of attracting builders to sell house and land packages at Catalina. Builders are generally requesting up to 90 day finance approval period based on an 8 week period to prepare and finalise building plans and a further 4 weeks to obtain finance approval.

Deposit

The \$2,000 deposit has been well received by prospective purchasers and key stakeholders since the TPRC approved a reduction from \$5,000 at the 15 August 2015 Council meeting. The reduced deposit has brought Catalina into line with a number of competing estates. The \$2,000 facilitates entry level purchasers securing a lot. It is recommended the \$2,000 deposit continues for Catalina Central.

Settlement Period

Following the August 2013 TPRC Management Committee meeting, the settlement period was reduced from 28 days after the issue of titles or finance approval (whichever is the later) to 21 days after the issue of titles or finance approval (whichever is the later). This revised settlement period has worked well and resulted in quicker settlements, improving the TPRC's cashflow. It is proposed this settlement period remains unchanged.

CATALINA BEACH **DEPOSIT, FINANCE APPROVALS AND SETTLEMENT**

The following terms and conditions for lots sold via public release and through builder release in the Catalina Beach Estate are:

- Deposit - \$5,000
- Period for finance approval > 3 months before title - 45 days
- Period for finance approval < 3 months before title - 45 days
- Period for finance extensions - 28 days
- Settlement within 21 days of issue of titles and / or acceptance / formal finance approval.

It is proposed that the above terms are maintained for Catalina Beach.

Finance Approval Period

SPG consider that Catalina Beach sales should remain subject to a 45 day finance term. 45 day finance terms are comparative to other premium coastal estates, including Beaumaris, who offer 28 day finance terms. The timeframes for obtaining finance approval will assist in identifying qualified and finance ready purchasers. The Catalina Beach Estate appeals to a different buyer profile than lots available within Catalina Central. The median house and land value in Catalina Beach is considerably higher than in Catalina Central with purchasers having greater finance capacity.

Deposit

The \$5,000 deposit has been implemented within the Catalina Beach Estate. The \$5,000 deposit within the Catalina Beach Estate ensures that committed and qualified purchasers with sufficient finance capacity will register for lots and mitigate the risk of prospective purchasers with insufficient borrowing capacity registering for lots and subsequently being unable to obtain finance approvals.

Settlement Period

The revised settlement period from 28 days to 21 days after the issue of titles or finance approval (whichever is the later) has worked well at Catalina Central and resulted in quicker settlements, improving the TPRC's cashflow. It is proposed this settlement period remains the same at 21 days for Catalina Beach.

SALES INCENTIVES – CATALINA CENTRAL, BEACH AND GROVE

Public Releases

The following sales incentives are available to purchasers of lots sold directly by the TPRC who build a single storey house within 18 months or a double storey house within 24 months of settlement:

- Colourbond side (behind the front building line) and rear fencing to all lots, with brushwood fencing (Catalina Central and Grove) and solid masonry fencing (Catalina Beach) to the side boundary of lots abutting a road;

- Water wise landscaping to front garden and verge areas, including the side boundary of lots abutting a road;
- \$2,000 rebate to all purchasers who install a minimum 1.5 kw solar PV system.
- \$1,000 WEL's rebate to all purchasers within Catalina Beach and Grove who install WEL's fixtures, fittings and appliances with the following minimum WEL's ratings to qualify for the rebate:
 - 3 star rated shower head/s
 - 4 star rated toilet/s
 - 6 star rated taps
 - 6 star rated dishwasher
 - 4 star rated washing machine
- Post Occupancy Energy Assessment (Catalina Beach and Catalina Grove) to provide advice regarding energy consultation and energy savings opportunities (includes provision of educational material)
- \$8,000 Early Construction rebate for aged stock as approved by the Council and subsequently by the CEO (as per Council resolution) / \$10,000 Solar Incentive for all released lots until 31st January 2020 or any other marketing incentive approved by Council.
- Provision of a \$500 tablet at the time of settlement (subject to SPG providing a satisfactory methodology for the implementation of the sustainability initiative as approved by Council during its meeting on the 15th August, 2019).

The sales incentives have been well received by purchasers, encourage the early construction of homes, encourage sustainability and ensure a high quality of streetscape through landscaping and fencing. SPG recommend that the above mentioned incentives remain unchanged.

Builder Releases

Lots within Catalina Central and Catalina Beach that are intended to be sold via builders under an allocation process as house and land packages. The incentives offered to purchasers of these lots are currently:

- Colourbond side (behind the front building line) and rear fencing to all lots, with brushwood fencing (Catalina Central and Grove) and brushwood or solid masonry fencing (Catalina Beach) to the side boundary of lots abutting a road;
- \$2,000 rebate to all purchasers who install a minimum 1.5kw PV system;
- Water wise landscaping to front garden and verge areas, including the side boundary of lots abutting a road;
- \$1,000 WEL's rebate to all purchasers within Catalina Beach and Grove who install WEL's fixtures, fittings and appliances with the following minimum WEL's ratings to qualify for the rebate:



- 3 star rated shower head/s
 - 4 star rated toilet/s
 - 6 star rated taps
 - 6 star rated dishwasher
 - 4 star rated washing machine
-
- Provision of a \$500 tablet at the time of settlement (subject to SPG providing a satisfactory methodology for the implementation of the sustainability initiative as approved by Council during its meeting on the 15th August, 2019).

The sales incentives have been well received by purchasers, encourage the early construction of homes, encourage sustainability and ensure a high quality of streetscape through landscaping and fencing. SPG recommend that the above mentioned incentives remain unchanged.

Should you wish to discuss further please contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'CB', written over a horizontal line.

Carl Buckley
Project Director

Appendix 9.7

MEMORANDUM

To: Tony Arias, Simon O’Sullivan
Cc: Carl Buckley, Lauren Vidler
From: Lena Kozak
Date: 8 November 2019
Subject: **Solar \$10K Rebate Promotion Extension Recommendation**

Dear Tony and Simon,

In accordance with the approved Catalina Annual Marketing Strategy for FYE20, it is prudent to provide details for the planned sales promotion activity for the January - March 2019 period. As outlined in section 4. Key Marketing Strategy, sales promotion is recommended for each of the financial quarters in FYE2020 with \$10,000 incentive, based on the success of the sales promotion campaigns in FYE19.

There is a direct positive correlation between the sales promotion offer (incentive) communicated through a lead-generation activity. The data dictates to update such offers every quarter to keep the market interested enough to generate leads. We recommend the below approach and exposure for the January – March 2019 campaign.

Proposed extension:

- 18 October 2019 – 31 January 2020: current sales promotion - Solar Saver – offering \$10,000 worth of the approved solar products;
- 1 February – 31 March 2020: extension of the Solar Saver campaign in its entirety

Alternatively, purchasers may obtain up to an \$8,000 cash incentive in lieu of the solar rebate. The value of the cash incentive takes into consideration the existing \$2,000 solar rebate available to all purchasers within the Estate. The cash incentive would not immediately be offered to prospective purchasers but used at the discretion of Satterley’s sales professionals to entice prospective purchasers into contracts where financial barriers would have otherwise prevented the successful sale and settlement of a Lot within the Estate.

Rationale:

- This promotion is consistent with the project’s objectives and the need to deliver “value-for-money” as determined by the market research.
- Previous success of incentivised campaigns vs un-incentivised.
- This promotion is consistent with the project’s vision and objectives (leading environmental sustainability and innovation)

- Fresh and creative angle for the promotion
- Point of difference (no other developer offers battery in their solar packages to the best of our knowledge)
- Indicates limited supply offer and creates urgency
- Solar Saver lead generation activities are performing on par with the previous campaign (Lots To Live For)

The campaign relies on the below exposure and the approved \$10,000 incentive:

- Digital (Google and social media) - **\$12,000 + GST over February - March 2020**
Allocate digital media marketing budget (as above) to promote the offer in the manner consistent with the previous periods.
- Campaign logo (visual lock up) – **utilise existing artwork**
- Sales Office - **allowance for print costs to update campaign flyers \$400 + GST**
- Marmion Ave sign patches for signs 2 and 33 campaign patches – **utilise existing**

All budget amounts are within the approved FY2020 marketing budget and are in line with the previous campaigns' exposure:

Category	Approved Budget FY20	This Recommendation	Remaining after this recommendation is approved
Advertising	\$175,000	\$12,400	\$61,611

Recommendation

Satterley recommends approving full promotional expenditure as outlined in this document. Your response prior to 21 December 2019 is greatly appreciated. Respective POs will be raised upon approval of this recommendation.

Kind regards,

Lena Kozak
Project Manager Marketing

Appendix 9.8

Management Committee Terms of Reference/Delegations (November 2019)

1. Recommending to Council the Project Annual Plan, Project Budget and Project Milestones.
2. The establishment and variation of key performance indicators which will be used to measure the performance of the Development Manager.
3. Monitoring the Approved Project budget (including any proposed variations to the Approved Project Budget).
4. Approval of variations to the approved Project Budget, providing the variations are consistent with TPRC objectives and do not impact on Budget Cashflow by more than 10%
5. Stage-by-stage cost determination and review.
6. Monitoring the Project's strategy, plans or concepts.
7. Monitoring the marketing and sales program for the Project.
8. Approval of sales schedules (including pricing) prior to the release of a stage of the Project.
9. Contracts to be entered into by any party with a value less than \$3,000,000.
10. Monitoring the Approved Project Program (including any proposed variations to the Approved Project Program).
11. Approval of variations to the approved Project Program, providing the variations are consistent with TPRC objectives and do not impact on Budget Cashflow by more than 10%
12. The appointment of Project consultants and contractors with a value less than \$3,000,000.
13. The location of Stages of subdivision including the number of lots, lot sizes and configuration, mix and locations.
14. Approval to the lodgement of Subdivision Applications with the Western Australian Planning Commission.
15. Approval of the Annual Marketing Strategy and Program.
16. Monitoring the implementation of TPRC objectives.
 - 16.1 Generally monitor the performance of the Development Manager.
 - 16.2 Generally progress the Project.

**Management Committee
Terms of Reference/Delegations
(November 2019)**

17. Providing regular confidential updates on progress to the Council.
18. Approval to change the sales process, from the sales procedures approved by the Council.
19. Approval of Tenders with a value less than \$3,000,000, providing consistent with TPRC objectives and have a Budget allocation.

Appendix 9.9



TAMALA PARK
REGIONAL COUNCIL
Building a sustainable community



Annual Report

2018/19

Contents

Contents2

Message from the Chair4

Message from the Chief Executive Officer6

Governance8

Committee Membership11

Attendance at Meetings by Council Members.....13

Year 2018/19 Under Review14

Council Activity.....14

Distribution to Participating Councils.....15

Market, Infrastructure & Land Use Impacts on Catalina Estate.....16

TPRC Local Structure Plan17

Key Activities 2019/20.....22

Annual Financial Report (including Audit Report).....24

Background

The Tamala Park Regional Council (TPRC) is a local government formed in 2006 specifically to implement the urban development of 180 hectares of land situated in the City of Wanneroo. The land is jointly owned by 7 local governments.

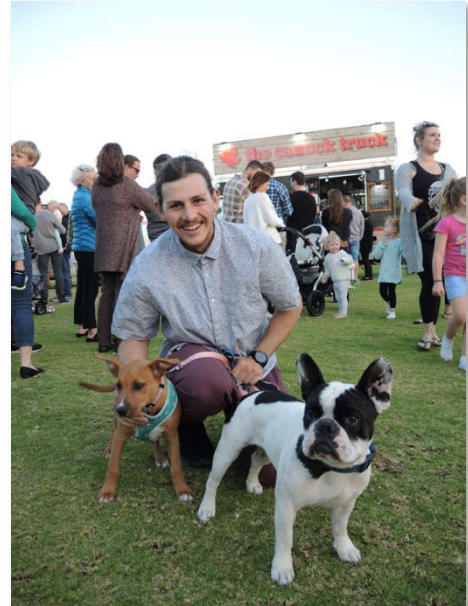
Tamala Park Regional Council comprises the following 7 local government members:

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

The purpose of the Tamala Park Regional Council is to undertake the rezoning, subdivision, development, marketing and sale of the Tamala Park land.

The objectives of the TPRC are:

- 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.



The Tamala Park Project, marketed as Catalina, is an urban development being undertaken in the suburbs of Clarkson and Mindarie and will comprise around 2,500 home sites. It is anticipated to be developed at a rate of approximately 100-120 lots per annum.

The Tamala Park Project will facilitate a range of housing types and densities to meet the emerging needs of the Perth Metropolitan Region with respect to lifestyle, accessibility and changing demography. It is intended to create a community having a sense of place, which takes advantage of prevailing natural features, a well-planned built environment and existing retail, business and community services to the North.

When the land is fully developed the TPRC will have completed its Charter and will cease to exist.

The life of the Council is currently projected to extend to 2030.

Message from the Chair

This is the thirteenth annual report of the Tamala Park Regional Council (TPRC). The TPRC is a local government with responsibility to implement the urban development of 180 hectares of land in Clarkson and Mindarie in Perth's northern suburbs, known as the Tamala Park Project. The project is marketed as the Catalina Estate.



The TPRC is made up of 12 members who represent the interests of the 7 local government members which own the landholdings: Town of Cambridge, City of Joondalup, City of Perth, City of Stirling, Town of Victoria Park, City of Vincent, and City of Wanneroo. The Regional Council operates under the *Local Government Act* in the same manner as other local governments. An Establishment Agreement between the local government participants deals with equity issues and Council decision-making.

In April 2018, the UDIA awarded Catalina a six leaf EnviroDevelopment Certification in recognition and verification of the TPRC's commitment to sustainability. The six leaf certification is the highest level of certification that can be achieved and confirms the Project's exceptional sustainability outcomes. Catalina is one of only a few projects in Western Australia which have been awarded the highest available certification.

Since its inception in 2006, the Project has sold a total 920 lots to 30 June 2019 with a value of over \$240M, and settlement revenue of \$237M. In the 2018/19 financial year there has been less construction activity at Catalina than previous years due to weak economic conditions and a soft property market in Perth which impacted all developments in the northern corridor. In response to the slower-than-expected sales, civil construction works and lot releases were deferred to keep project costs in line with revenue. The TPRC continues to cover all operating expenses through investment returns and land sales income, and the Council was able to make a \$4.0M distribution of income from land sales to participant local governments.



To support current sales and ensure the project is well positioned to take advantage of the next upcycle, Council gave priority to completing landscaping and key public realm works to improve the attractiveness of the development. Council also undertook a significant review of the Strategic Community Plan to ensure we had the best development and marketing strategies in place.

The Council has a number of exciting initiatives underway, including:

- **Improved marketing** - A significant review of the brand and marketing strategy of the project is underway, supported by targeted marketing campaigns to improve market share.
- **Development of Connolly Drive / Neerabup Road corner site** – The Council will partner with a private developer to develop innovative, sustainable and affordable housing solutions for this important site and provide an attractive entry statement to the estate.
- **Catalina Grove Concept Plan** – Council is progressing a revised concept plan for the Grove Precinct that seeks to maximise tree canopy through retention of significant trees, and ensure the precinct delivers attractive, transport-oriented, high density housing and mixed-use development options.
- **Catalina Beach Access Road / Carpark** – The project is proposing to build a beach access path, providing an important connection to a safe swimming beach for residents and the wider community to use.
- **Burns Beach-Mindarie Coastal Dual Use Path** - The Council has agreed to contribute \$730,000 towards the Dual Use Path which will provide significant community benefits.
- **Beach Precinct Concept Review** – Planning for Catalina Beach to create a vibrant coastal village.



Cr Karen Caddy
CHAIR



Message from the Chief Executive Officer

The land development industry in Western Australia experienced another difficult year in 2018/19 as a result of continued low economic confidence.

The focus over the last 12 months has been to consolidate Catalina Estate as a significant urban project in Perth's northern coast by continued construction, marketing and sale of residential lots. The works undertaken were consistent with approved risk minimisation strategies and expenditure was prudently managed to minimise financial exposure to the TPRC.

The Catalina Beach Sales Office and the Catalina Beach new Builders Display Village were completed which showcase some of Perth finest builders and generate significant interest and activity to Catalina.

The Sales and Marketing program for 2018/19 resulted in 27 residential lot sales at an average sale price of \$316,296 and 28 lot settlements with a value of \$8.55M.

A number of community programs and events took place during the year, including:

- Residents' Welcome Events;
- Community movie night;
- Tree Planting/Clean Up Australia event;
- Easter Egg Hunt;
- Residents Meet and Greet;
- Catalina Beach Sales Office and Builders Display Village community open day;
- Street Food Events (food trucks)



The Council also continued to implement the following important environmental programs during 2018/19:

- Fauna relocation from Bulk Earthworks areas;
- Grass tree and Zamia Palms relocation;
- Rehabilitation of Biodiversity Conservation Area;
- Seed collections from significant flora areas; and
- Builders Waste Recycling Program.



Whilst construction activity is relatively low the Council has a number of initiatives planned over the FYE 2020, including which will improve amenity and facilities of the Project:

- Approval to the revised Catalina Grove Concept Plan Catalina Beach Access Road / Carpark;
- Approval and construction of the Catalina Beach Access Road / Carpark;
- Construction of the Burns Beach-Mindarie Coastal Dual Use Path;
- Beach Precinct Concept Review

Mr Tony Arias
CHIEF EXECUTIVE OFFICER

Governance

Audit Committee

The Audit Committee is formally appointed by the Council and assists in ensuring that there are effective and best practice accounting, auditing, internal control, business risk management, compliance and reporting systems, processes and practices. The Audit Committee did not identify any adverse findings for the financial year.

Council Appointed Auditor

The Council appointed Independent Auditor (Butler Settineri) is required to report on the financial position of the local government and the operations of the local government. The Council appointed Auditor did not make any adverse comments in its report.

Local Government Compliance Audit Report

All local governments are required to carry out an annual compliance audit for the period 1 January to 31 December as required by the Department of Local Government, Sport and Cultural Industries. The Compliance Audit Return for the year ended 31 December 2018 was approved by Council on 21 February 2019 and a certified copy of the return was submitted to the Director General of the Department of Local Government, Sport and Cultural Industries.

Competition Policy

The TPRC has met its obligations with regard to competition policy. The Council has no local laws or policies that reflect anti-competitive practice. No complaints have been received by the TPRC in 2018/19 in relation to anti-competitive practices.

Recordkeeping Plan Required under the State Records Act

The TPRC Recordkeeping Plan was approved by the State Records Commission on 17 March 2017 and approved by Council on 17 August 2017.

The Recordkeeping Policy is required to be reviewed in 2022.

Disability Services Plan

Local governments are required to prepare a Disability Services Plan in accordance with prescribed standards for public access and infrastructure. The Plan is required to be submitted to the Disability Services Commission with project timetables that must be approved by the Commission.

The Tamala Park Regional Council does not currently have responsibilities that require reporting under the Disability Services Act. In consequence, there has been no Plan prepared or required.

Disability access matters will be incorporated in the design of the TPRC urban development and will become the responsibility for the City of Wanneroo as the local authority responsible for the area covering the Catalina development.

The draft Disability Services Plan (2019) was advertised for comment in October 2019 and is to be considered by Council in February 2020.

Financial Budget Review

A formal review of the TPRC budget is required in the manner prescribed under the *Local Government Act 1995* between 1 January and 31 March each year. The review was undertaken in February 2019 and no adverse findings or matters of consequence were found during the review. The Council considered the review and resolved to adopt the review at its meeting on 21 February 2019.

Strategic Community Plan 2013-2023

The Department of Local Government's Integrated Planning and Reporting Framework, requires all local governments to prepare a Strategic Community Plan. The TPRC approved the Strategic Community Plan 2013-2023 in June 2013.

The TPRC has commenced a review of the Strategic Community Plan 2013-2023, which is expected to be finalised in 2020.

Corporate Business Plan 2013-2017

The Department of Local Government's Integrated Planning and Reporting Framework, requires all local governments to prepare a Corporate Business Plan in consultation with its community and stakeholders. The TPRC approved the Corporate Business Plan 2013-2017 in 20 June 2013.

The TPRC has commenced a review of the Corporate Business Plan which is expected to be finalised in 2020.

Local Government (Rules of Conduct) Regulations 2007

These regulations require reporting various offences by Council Members. Council Members must comply with their obligations under the *Local Government Act 1995*. In 2018/19 no complaints were received concerning Council Members.



Code of Conduct

The Council's Code of Conduct prescribes the standard of conduct and behaviour expected of the Council Members and all Employees. The Code has been reviewed and is to be considered by Council in February 2020.

Register of Financial Interests for Council Members and Senior Employees

The requirements of the *Local Government Act 1995* in reporting the financial interests of Council Members and Senior Staff were complied with. This register was implemented on 1 July 1997 in accordance with the requirements of the *Local Government Act 1995* and is available for viewing by the public.

Freedom of Information Act

The Council is subject to the provisions of the *Freedom of Information Act 1994*. The Act gives individuals and organisations a general right of access to information held by the Council. The Council has not received any requests under the Freedom of Information Act during 2018/2019.

Complaints Register

Section 5.121 of the *Local Government Act 1995* requires a local government to maintain a register of complaints that result in an action under Section 5.110(6)(b) or (c).

There were no complaints reported to the Local Government Standards Panel during 2018/2019.



Committee Membership



Chair
Cr Giovanni Italiano
City of Stirling

Audit Committee
CEO Performance Review
Committee
Management Committee



Deputy Chair
Cr Brett Treby
City of Wanneroo

CEO Performance Review
Committee
Management Committee



Cr Claire Anderson
Town of Victoria Park



Cr Karen Caddy
City of Stirling

Management Committee



Cr John Chester
City of Joondalup

Management Committee



Mayor Emma Cole
City of Vincent



Cr Samantha Fenn
City of Wanneroo

Audit Committee



Cr Joe Ferrante
City of Stirling

Audit Committee
CEO Performance Review
Committee



Cr Andrew Hammond
City of Perth



Cr Nige Jones
City of Joondalup

Audit Committee
CEO Performance Review
Committee
Management Committee

Committee Membership (continued)



Cr Bianca Sandri
City of Stirling

Audit Committee
Management Committee



Cr Andres Timmermanis
Town of Cambridge

CEO Performance Review
Committee
Management Committee



Attendance at Meetings by Council Members

Meeting attendances by Council members for 2018/19 are shown in the table below:

Councillor	Council (6)	Audit (3)	CEO Performance Review (3)	Management (5)
Cr Claire Anderson	5 (6)			
Cr Karen Caddy	5 (6)			2 (5)
Cr John Chester	5 (6)			5 (5)
Mayor Emma Cole	5 (6)			
Cr Samantha Fenn	4 (6)	0 (3)		
Cr Joe Ferrante	4 (6)	2 (3)	0 (3)	
Cr Andrew Hammond	6 (6)			
Cr Giovanni Italiano	6 (6)	3 (3)	2 (3)	5 (5)
Cr Nige Jones	5 (6)	2 (3)	3 (3)	4 (5)
Cr Bianca Sandri	6 (6)	3 (3)		5 (5)
Cr Andres Timmermanis	4 (6)		3 (3)	2 (5)
Cr Brett Treby	6 (6)		3 (3)	5 (5)
Cr Christine Hamilton- Prime (as alternate member)	1			
Cr Suzanne Migdale (as alternate member)	1			
Cr Jimmy Murphy (as alternate member)	1			
Cr Philippa Taylor (as alternate member)	1			
Cr Domenic Zappa (as alternate member)	1			

Notes

- Cr Christine Hamilton-Prime was alternate member for Cr Nigel Jones at the ordinary meeting of Council on 21 February 2019.
- Cr Suzanne Migdale was alternate member for Cr Karen Caddy at the ordinary meeting of Council on 18 October 2018.
- Cr Jimmy Murphy was alternate member for Mayor Emma Cole at the ordinary meeting of Council on 6 December 2018.
- Cr Philippa Taylor was alternate member for Cr John Chester at the ordinary meeting of Council on 21 February 2019.
- Cr Domenic Zappa was alternate member for Cr Samantha Fenn at the ordinary meeting of Council on 6 December 2018.

Year 2018/19 Under Review

Council Activity

The current Council comprises 12 members who are elected by constituent local authorities following the ordinary bi-annual Council elections. There were 8 changes in Council membership during the year.

During the year the Council held 6 ordinary bi-monthly Council meetings and the following Committee meetings:

- Audit Committee — 3 meetings
- CEO Performance Committee — 3 meetings
- Management Committee — 5 meetings



Member Local Governments' Equity

The following reflects the member local governments' equity in the Tamala Park Project.

	2015/16	2016/17	2017/18	2018/19
TOC Contributed Equity	3,987,901	3,295,632	3,659,996	3,657,682
COP Contributed Equity	3,987,901	3,295,632	3,659,996	3,657,682
TOVP Contributed Equity	3,987,901	3,295,632	3,659,996	3,657,682
COV Contributed Equity	3,987,901	3,295,632	3,659,996	3,657,682
COJ Contributed Equity	7,975,801	6,591,260	7,319,987	7,315,360
COW Contributed Equity	7,975,801	6,591,260	7,319,987	7,315,360
COS Contributed Equity	15,954,414	13,185,333	14,642,788	14,633,534
TOTAL EQUITY	47, 857,620	39,550,381	43,922,746	43,894,982

Employee Remuneration

The *Local Government Act 1995* requires that the Council provides information relating to the number of employees entitled to a salary of \$100,000 or more.

This information is presented below:

Salary Range	No.
100-110K	1
300-310K	1
TOTAL	2

Distribution to Participating Councils

The TPRC made an \$4M distribution (Return of Contribution) from land sales income to the seven participating local governments.

The TPRC has not exercised its option under the Establishment Agreement to require Councils to transfer their shares in the landholding jointly held by Councils at Tamala Park. Individual Councils continue to pay municipal rate levies to City of Wanneroo and the TPRC has decided to reimburse the Councils for an amount equivalent to rates paid from retained earnings.



Distributions for 2017/18 and 2018/19 are shown below:

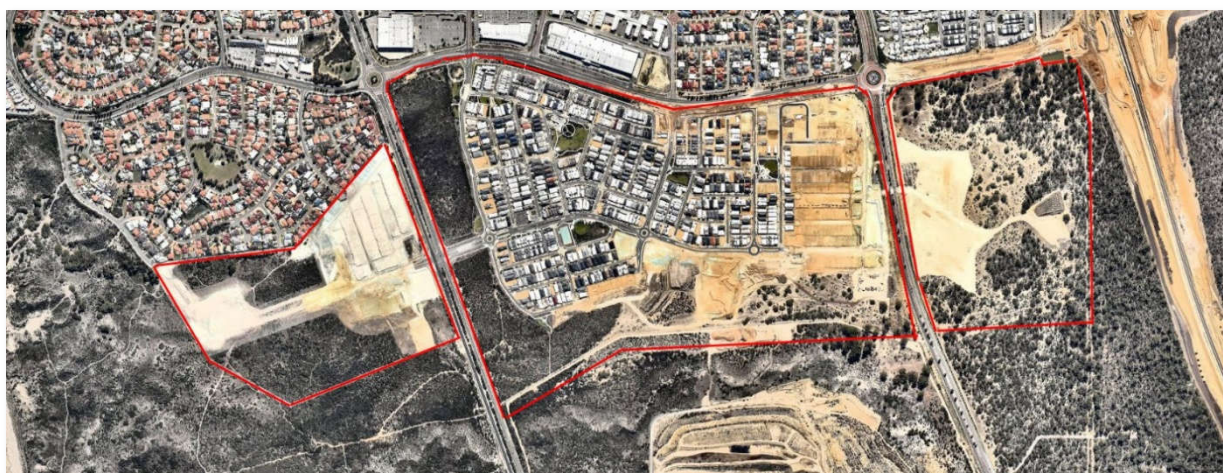
Participant Council	Rates Reimbursement		Return of Contribution	
	2017/18	2018/19	2017/18	2018/19
Town of Cambridge	26,167	22,914	333,333	333,333
City of Perth	26,167	22,914	333,333	333,333
Town of Victoria Park	26,167	22,914	333,333	333,333
City of Vincent	26,167	22,914	333,333	333,333
City of Joondalup	52,334	45,829	666,667	666,667
City of Wanneroo	52,334	45,829	666,667	666,667
City of Stirling	104,669	91,658	1,333,334	1,333,334
TOTAL	314,005	274,972	4,000,000	4,000,000

Market, Infrastructure & Land Use Impacts on Catalina Estate

The Catalina Estate is located within the City of Wanneroo municipality and forms part of the suburbs of Clarkson and Mindarie

The Western Australian residential land market continued to be subdued over the last 12 months with a decline in sales and buyers' interest when compared to the previous 12 months. Consumer confidence remains low, with perspective buyers continuing to be cautious and taking considerable time prior to making a purchase.

The North-Western (Metro) land sales market is highly competitive with a significant number of estates competing for market share.



The infrastructure from the surrounding suburbs to the Clarkson rail and bus station is now well defined and there continues to be consolidation of commercial and business activity within the Clarkson rail station precinct.

The extension of the Mitchell Freeway, from Burns Beach Road to Hector Avenue, has significantly improved access from Catalina to the Joondalup and Wanneroo City Centres, and locations along the Freeway north and south. The works included the construction of Neerabup Road between Connolly Drive and Wanneroo Road, providing direct access to employment opportunities within the Neerabup Industrial Park.

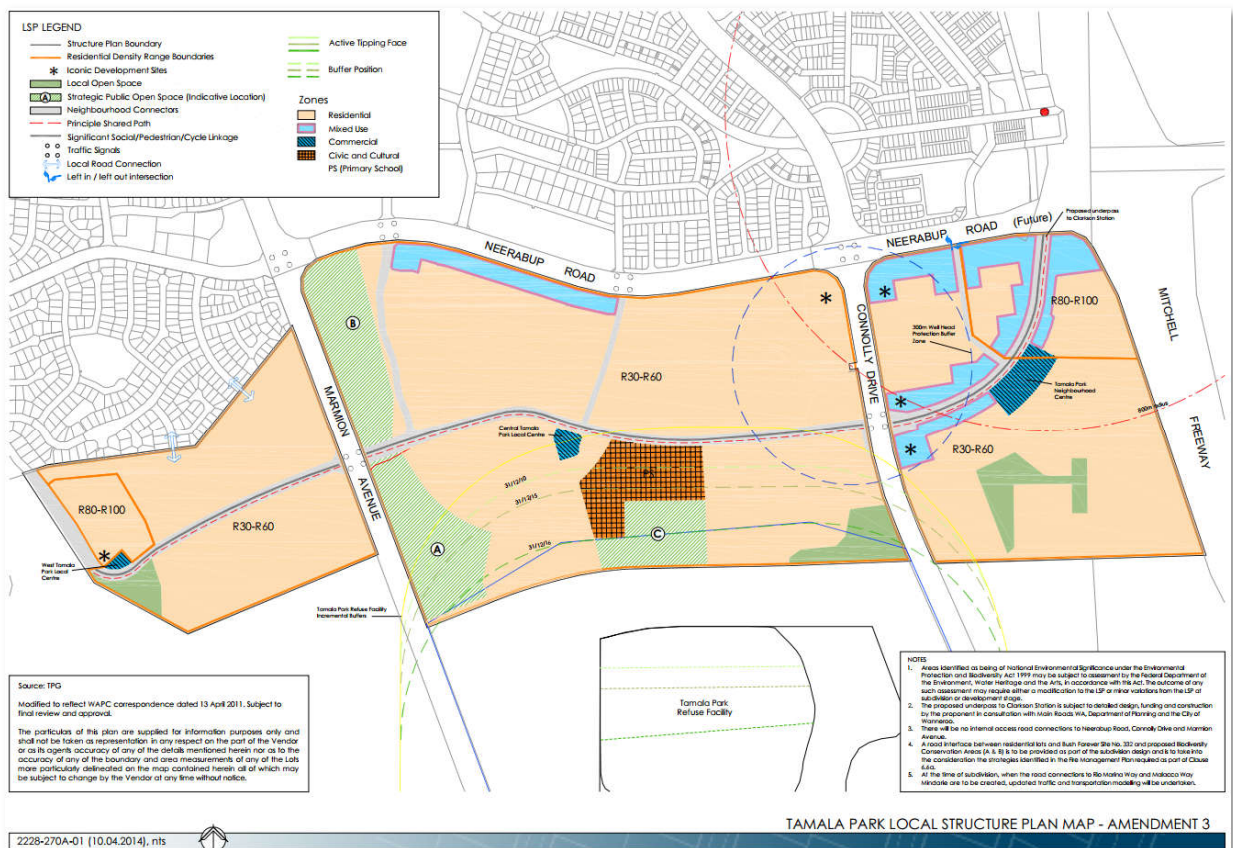
The Freeway extension works also included the construction of an underpass in the vicinity of the Freeway and Neerabup Road enabling safe and easy access for residents to the Clarkson Train Station and a direct bus connection through the Catalina Estate. The Neerabup Road Underpass was fully funded by the TPRC and is significant strategic infrastructure that will provide an important connection for the Catalina Project from the Clarkson Train Station to the coastline.

TPRC Local Structure Plan

In 2013 the Tamala Park Local Structure Plan was formally approved. Since 2013, four amendments to the Local Structure Plan have been approved providing more contemporary urban design to meet the vision of the TPRC to “create an urban centre for choice, sustainability, community and opportunity from the land”.

Key aspects of the Local Structure Plan include:

- Providing for the orderly distribution of residential density and a range of housing types that address changing demographics and the needs of future populations within the north-west sector of the Perth Metropolitan Region.
- Providing for sustainable environmental outcomes with respect to such matters as water use, energy efficiency, conservation and transport, while taking advantage of natural features and views.
- Providing active commercial centres and community hubs that meet the daily and weekly needs of residents and provide employment opportunities that are co-located with local recreation and community facilities.
- Providing an appropriate 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 to commercial centres, coastal reserves and transport nodes via cycle and pedestrian access, public transport and private vehicle.
- Addressing the forecast demand for a variety of community services and social infrastructure.



2228-270A-01 (10.04.2014), nts

TAMALA PARK LOCAL STRUCTURE PLAN MAP - AMENDMENT 3

The major land use elements of the Local Structure Plan are set out as follows:-

Precincts	West	Central West	Central East	Eastern Precinct	Total	
Area	HA	HA	HA	HA	HA	%
Residential	21.03	22.33	21.03	23.89	88.28	49.54%
Mixed use			2.50	5.71	8.21	4.61%
Centre	0.16	0.70		0.90	1.76	0.99%
Business		2.08			2.08	1.17%
Active/Passive POS	1.02	0.91	3.28	3.27	8.48	4.76%
School			5.0		5.00	2.81%
Greenlink	1.38	1.2	0.61	0.92	4.11	2.31%
Conservation Reserves		11.57			11.57	6.49%
Roads	8.82	11.67	15.09	13.14	48.72	27.34%
Total (inc Roads)	32.41	50.46	47.51	47.83	178.21	100%

A key aspect of the Local Structure Plan is a central link connecting the Clarkson Rail Station through the Catalina Estate to the beach. All residential land in the development will be within 400m of the central Greenlink which will connect to public amenities including a primary school.



Following a review of the Local Structure Plan for the Catalina Grove Precinct, bounded by Connolly Drive, Neerabup Road and the Mitchell Freeway. A revised Concept Plan for Catalina Grove is being progressed based on the following important principles:

- Enhanced pedestrian and public transport movement and connection options to the Clarkson Train Station;
- Road network and connections to enhance the connection to the Clarkson Train Station with density sites proposed in the north-eastern corner of the site;

- Mixed-Use Zone rationalised consistent with market conditions and positioned in locations with higher activity to complement the Neighbourhood Centre;
- The Neighbourhood Centre positioned at the intersection of Aviator Boulevard and Connolly Drive to frame the western entry to Catalina Grove;
- A main street proposed off the Neighbourhood Centre to provide a focal point for residents of Catalina Grove. The main street is framed by the Neighbourhood Centre and mixed-use land;
- A focus on locating density in areas with amenity, allowing for pockets of higher density housing/apartments;
- Small pocket parks distributed throughout including:
 - Strategically positioned POS within a 400 metre walkable catchment of the Clarkson Train Station;
 - The retention of very high value trees that offer instant canopy;
 - Greenlink aligned to maximise retention of the high retention value trees;
 - POS in the north-west corner of the site to accommodate high retention value trees and drainage.
- Greenlink and public open space positioned to maximise the retention of canopy and significant trees;
- A best practice tree canopy target of 20% by 2028 for Catalina Grove.



An amendment to the Local Structure Plan has been lodged with the City of Wanneroo and the Western Australian Planning Commission and is expected to be approved in early 2020.

Environmental Management

A Mitigation and Offset Management Plan was approved by the Department of Sustainability, Environment, Water, Population and Communities (SEWPAC) under the EPBC Act. The TPRC was required to prepare a mitigation strategy outlining measures to avoid or reduce impacts to Carnaby's Black Cockatoo. The TPRC has been progressively implementing the SEWPAC conditions, which includes the following:

- Purchase of an Offset site for Carnaby's Black Cockatoo foraging, habitat and breeding (fully completed);
- Rehabilitation and fencing of Biodiversity Conservation Area (works in progress);
- Seed collection and storage from prescribed areas (undertaken in 2015, 2016 and in 2018; and
- Preparation of Audit and Compliance report (completed annually and submitted to SEWPAC).



An Environmental Management Plan (EMP) has been approved by the EPA which provides management and mitigation measures for impacts of the proposed Tamala Park Development on biodiversity assets and values of the area.

The EMP is intended to accompany the Local Structure Plan and to address the specific Ministerial Conditions set for the development. These conditions are summarized as follows:

- Management of remnant vegetation whilst strengthening links between the coast and the Neerabup National Park;
- Specially protected fauna species;
- Fire management;
- Management of public access to the areas reserved for conservation and recreation;
- Recommendations for revegetation.

In April 2018, the UDIA awarded Catalina a six leaf EnviroDevelopment Certification in recognition and verification of the TPRC's commitment to sustainability. The six leaf certification is the highest level of certification that can be achieved and confirms the Project's exceptional sustainability outcomes.

The six leaf certification relates to the following elements; Ecosystems, Waste, Energy, Materials, Water and Community.



Key Activities 2019/20

Project	Timeframe
<p>Implementation of Environmental Approval Conditions - Environmental Protection & Biodiversity Conservation Act (EPBC Act)</p> <p>The EPBC Act approval stipulates a number of conditions. These conditions are at an advanced stage of implementation and will continue to be implemented as the Project progresses.</p>	2019-2020 and ongoing
<p>Implementation of Subdivision Approvals</p> <p>The Council will progressively implement the Subdivision Application approvals for Stages 16 (80 lots) in the Central Precinct, and the subdivision of Stages 25 - 27 (189 lots) in Catalina Beach. A Subdivision Application for 200 lots is planned to be lodged for the first stages of the Catalina Grove Precinct.</p>	2019-2020
<p>Project Marketing and Branding</p> <p>Various initiatives are to be implemented throughout the year to promote the Catalina Project and the sales releases. Key marketing initiatives include the opening of the Catalina Beach Sales Office and Catalina Beach Builders Display Village.</p> <p>Market research is to be undertaken in FYE 2020 on the brand awareness and perception of Catalina.</p>	2019-2020
<p>Civil Construction Works</p> <p>Stage 26 in the Catalina Beach Precinct (38 lots) is expected to be completed.</p> <p>Civil construction to re-subdivide the Stage 18 Group Housing Sites in the Central Precinct is expected to be undertaken during the year producing approximately 30 lots.</p>	2019-2020
<p>Catalina Grove Concept Plan and LSP Amendment</p> <p>Obtain approval from the City of Wanneroo and the Western Australian Planning Commission to the LSP Amendment and revised Concept Plan. Progress detailed design and planning of the Concept Plan which maximises tree canopy and retention of significant trees, rationalisation of mixed-use zoned land and provides for viable and attractive density housing.</p>	2019 - 2020
<p>Landscaping Works</p> <p>Significant landscape works are to be undertaken during 2019/20 including:</p> <ul style="list-style-type: none"> • Stage 17 verges; • Catalina Central Stage 11 POS (Phase 2); • BCA rehabilitation works; • Portofino Promenade extension median landscape. 	2019-2020
<p>Sale of Residential Lots</p> <p>The current forecast is 31 lot sales for 2019/20.</p>	2019-2020

Coastal Access Road and Associated Facilities

2019-2020

Approval and construction of the coastal access road and associated facilities in FYE 2020.

Stage 18C - Builder Partner

2019-2020

Establish joint venture agreement/terms with private sector developer/builder. Finalise buildings/housing designs that meet the Council’s objectives for innovation, sustainability, diversity and affordability and commence construction and marketing of housing.

Beach Precinct Concept Review

Planning for Catalina Beach to create a vibrant coastal village.



Annual Financial Report (including Audit Report)



TAMALA PARK REGIONAL COUNCIL
FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2019

TABLE OF CONTENTS

Statement by Chief Executive Officer	2
Statement of Comprehensive Income by Nature or Type	3
Statement of Comprehensive Income by Program	4
Statement of Financial Position	5
Statement of Changes in Equity	6
Statement of Cash Flows	7
Rate Setting Statement	8
Notes to and forming part of the Financial Report	9
Independent Auditor's Report	40

COMMUNITY VISION

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

Principal place of business:
Tamala Park Regional Council
PO Box 655
INNALOO
WA 6918

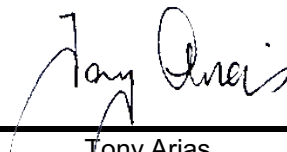
**TAMALA PARK REGIONAL COUNCIL
FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2019**

*Local Government Act 1995
Local Government (Financial Management) Regulations 1996*

STATEMENT BY CHIEF EXECUTIVE OFFICER

The attached financial report of the Tamala Park Regional Council for the financial year ended 30 June 2019 is based on proper accounts and records to present fairly the financial position of the Tamala Park Regional Council at 30 June 2019 and the results of the operations for the financial year then ended in accordance with the Local Government Act 1995 and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards.

Signed on the 29th day of August 2019



Tony Arias
Chief Executive Officer

TAMALA PARK REGIONAL COUNCIL
 STATEMENT OF COMPREHENSIVE INCOME
 BY NATURE OR TYPE
 FOR THE YEAR ENDED 30TH JUNE 2019

	NOTE	2019 Actual \$	2019 Budget \$	2018 Actual \$
Revenue				
Interest earnings	2 (a)	1,186,884	1,040,633	1,059,875
Other revenue	2 (a)	12,790	2,000	9,184
		1,199,674	1,042,633	1,069,059
Expenses				
Employee costs		(610,217)	(725,924)	(569,806)
Materials and contracts		(168,627)	(404,895)	(131,362)
Utility charges		0	(6,450)	0
Depreciation on non-current assets	8(d)	(10,564)	(25,381)	(20,153)
Insurance expenses		(12,354)	(13,880)	(10,894)
Other expenditure		(372,311)	(186,390)	(182,561)
		(1,174,073)	(1,362,920)	(914,776)
		25,601	(320,287)	154,283
(Loss) on asset disposals	8(c)	(5,852)	(1,760)	0
		(5,852)	(1,760)	0
Net result for the period		19,749	(322,047)	154,283
Total comprehensive income for the period		19,749	(322,047)	154,283

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

TAMALA PARK REGIONAL COUNCIL
 STATEMENT OF COMPREHENSIVE INCOME
 BY PROGRAM
 FOR THE YEAR ENDED 30TH JUNE 2019

	NOTE	2019 Actual \$	2019 Budget \$	2018 Actual \$
Revenue				
General purpose funding		1,186,884	1,040,633	1,059,875
Other property and services		12,790	2,000	9,184
		1,199,674	1,042,633	1,069,059
Expenses				
Governance		(172,046)	(186,390)	(166,839)
Other property and services		(1,002,027)	(1,176,530)	(747,937)
		(1,174,073)	(1,362,920)	(914,776)
		25,601	(320,287)	154,283
(Loss) on disposal of assets	8(c)	(5,852)	(1,760)	0
		(5,852)	(1,760)	0
Net result for the period		19,749	(322,047)	154,283
Total comprehensive income for the period		19,749	(322,047)	154,283

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

TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL POSITION
FOR THE YEAR ENDED 30TH JUNE 2019

	NOTE	2019 \$	2018 Restated * \$	1 July 2017 Restated * \$
CURRENT ASSETS				
Cash and cash equivalents	3	41,210,001	43,846,407	39,213,368
Trade receivables	5	100,557	251,449	310,892
Other financial assets at amortised cost	7	3,010,258	0	0
TOTAL CURRENT ASSETS		44,320,816	44,097,856	39,524,260
NON-CURRENT ASSETS				
Inventories	6	1,600,000	1,800,000	1,800,000
Property, plant and equipment	8	123,283	117,507	130,822
TOTAL NON-CURRENT ASSETS		1,723,283	1,917,507	1,930,822
TOTAL ASSETS		46,044,099	46,015,363	41,455,082
CURRENT LIABILITIES				
Trade and other payables	10	69,717	49,429	54,337
Employee related provisions	12	256,569	240,675	223,745
TOTAL CURRENT LIABILITIES		326,286	290,104	278,082
NON-CURRENT LIABILITIES				
Employee related provisions	12	5,719	5,150	2,597
TOTAL NON-CURRENT LIABILITIES		5,719	5,150	2,597
TOTAL LIABILITIES		332,005	295,254	280,679
NET ASSETS		45,712,094	45,720,109	41,174,403
EQUITY				
Retained surplus		1,810,759	1,791,010	1,617,669
Contributed equity	4	43,894,982	43,922,746	39,550,381
Revaluation surplus	9	6,353	6,353	6,353
TOTAL EQUITY		45,712,094	45,720,109	41,174,403

* See note 21 for details regarding the restatement as a result of a change in accounting policy

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

TAMALA PARK REGIONAL COUNCIL
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30TH JUNE 2019

	NOTE	RETAINED SURPLUS \$	CONTRIBUTED EQUITY \$	REVALUATION SURPLUS \$	TOTAL EQUITY \$
Balance as at 1 July 2017		1,636,727	47,922,746	6,353	49,565,826
Change in accounting policy	21	(19,058)	0	0	0
Restated total equity at the beginning of the financial year		1,617,669	47,922,746	6,353	49,565,826
Comprehensive income					
Net result for the period		154,283	0	0	154,283
Total comprehensive income		154,283	0	0	154,283
Members contributions		0	8,372,365	0	0
Return of contributions		0	(4,000,000)	0	(4,000,000)
Balance as at 30 June 2018		1,791,010	43,922,746	6,353	45,720,109
Comprehensive income					
Net result for the period		19,749	0	0	19,749
Total comprehensive income		19,749	0	0	19,749
Members contributions		0	3,972,236	0	3,972,236
Return of contributions		0	(4,000,000)	0	(4,000,000)
Balance as at 30 June 2019		1,810,759	43,894,982	6,353	45,712,094

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

TAMALA PARK REGIONAL COUNCIL
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH JUNE 2019

	NOTE	2019 Actual \$	2019 Budget \$	2018 Actual \$
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts				
Interest received		1,319,035	1,092,082	1,103,965
Other revenue		33,702	2,000	24,727
		1,352,737	1,094,082	1,128,692
Payments				
Employee costs		(580,542)	(725,924)	(550,056)
Materials and contracts		(161,551)	(434,324)	(136,537)
Utility charges		0	(6,450)	0
Insurance paid		(12,354)	(13,880)	(10,894)
Goods and services tax paid		(2,171)	0	(190)
Other expenditure		(172,311)	(186,390)	(170,341)
		(928,929)	(1,366,968)	(868,018)
Net cash provided by (used in) operating activities	13	423,808	(272,886)	260,674
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for purchase of property, plant & equipment		(63,101)	(82,000)	0
Payments for financial assets at amortised cost		(3,010,258)	0	0
Proceeds from sale of property, plant & equipment		40,909	45,000	0
Net cash provided by (used in) investment activities		(3,032,450)	(37,000)	0
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from sale of land		9,938,600	16,355,835	22,035,529
Payments for land development		(4,961,672)	(21,277,191)	(16,488,721)
Return of members contributions and rates equivalent		(5,004,692)	(4,209,337)	(1,174,443)
Net cash provided by (used in) financing activities		(27,764)	(9,130,693)	4,372,365
Net increase (decrease) in cash held		(2,636,406)	(9,440,579)	4,633,039
Cash at beginning of year		43,846,407	43,846,407	39,213,368
Cash and cash equivalents at the end of the year	13	41,210,001	34,405,828	43,846,407

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

TAMALA PARK REGIONAL COUNCIL
 RATE SETTING STATEMENT
 FOR THE YEAR ENDED 30TH JUNE 2019

	NOTE	2019 Actual	2019 Budget	2018 Actual
		\$	\$	\$
OPERATING ACTIVITIES				
Net current assets at start of financial year - surplus/(deficit)	17 (a)	43,807,752	43,807,751	39,246,178
		43,807,752	43,807,751	39,246,178
Revenue from operating activities (excluding rates)				
General purpose funding		1,186,884	1,040,633	1,059,875
Other property and services		12,790	2,000	9,184
		1,199,674	1,042,633	1,069,059
Expenditure from operating activities				
Governance		(177,898)	(188,150)	(166,839)
Other property and services		(1,002,027)	(1,176,530)	(747,937)
		(1,179,925)	(1,364,680)	(914,776)
Non-cash amounts excluded from operating activities	17(a)	216,985	27,141	34,926
Amount attributable to operating activities		44,044,486	43,512,845	39,435,387
INVESTING ACTIVITIES				
Proceeds from disposal of assets	8(c)	40,909	45,000	0
Purchase of property, plant and equipment	8(a)	(63,101)	(82,000)	0
Amount attributable to investing activities		(22,192)	(37,000)	0
MEMBER ACTIVITIES				
Proceeds from sale of member land	4	9,938,600	16,355,835	22,035,529
Member land development expenses	4	(4,961,672)	(21,277,191)	(16,488,721)
Return of members contributions and rates equivalent	4	(5,004,692)	(4,209,337)	(1,174,443)
Amount attributable to financing activities		(27,764)	(9,130,693)	4,372,365
Surplus/(deficit) before imposition of general rates		43,994,530	34,345,152	43,807,752
Surplus/(deficit) after imposition of general rates	17 (a)	43,994,530	34,345,152	43,807,752

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

1. BASIS OF PREPARATION

The financial report comprises general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying regulations.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

CRITICAL ACCOUNTING ESTIMATES

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Regional Council controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between funds) have been eliminated.

2. REVENUE AND EXPENSES

(a) Revenue

	2019 Actual	2019 Budget	2018 Actual
	\$	\$	\$
Other revenue			
Other	12,790	2,000	9,184
	12,790	2,000	9,184
Interest earnings			
Other interest earnings	1,186,884	1,040,633	1,059,875
	1,186,884	1,040,633	1,059,875

Interest earnings

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

Interest earnings (Continued)

Interest income is presented as finance income where it is earned from financial assets that are held for cash management purposes

(b) Expenses

	2019 Actual	2019 Budget	2018 Actual
	\$	\$	\$
Auditors remuneration			
- Audit of the Annual Financial Report	6,000	10,450	9,263
	6,000	10,450	9,263

3. CASH AND CASH EQUIVALENTS

NOTE	2019	2018
	\$	\$
Cash at bank and on hand	3,766,374	3,128,118
Term deposits	37,443,627	40,718,289
	<u>41,210,001</u>	<u>43,846,407</u>
Comprises:		
- Unrestricted cash and cash equivalents	41,210,001	43,846,407
	<u>41,210,001</u>	<u>43,846,407</u>

SIGNIFICANT ACCOUNTING POLICIES

Cash and cash equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash

Cash and cash equivalents (Continued)

and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2019

4. MEMBER CONTRIBUTIONS	2019 Actual Balance	2019 Budget Balance	2018 Actual Balance
	\$	\$	\$
(a) Town of Victoria Park			
Opening balance	3,659,996	3,653,867	3,295,632
Land development expenses	(413,473)	(1,773,099)	(1,374,060)
Proceeds of sale of land	828,217	1,362,986	1,836,294
Contributed equity	(83,725)	(17,445)	235,463
Return of contribution	(333,333)	(333,333)	(333,333)
	<u>3,657,682</u>	<u>2,892,976</u>	<u>3,659,996</u>
(b) City of Perth			
Opening balance	3,659,996	3,653,867	3,295,632
Land development expenses	(413,473)	(1,773,099)	(1,374,060)
Proceeds of sale of land	828,217	1,362,986	1,836,294
Contributed equity	(83,725)	(17,445)	235,463
Return of contribution	(333,333)	(333,333)	(333,333)
	<u>3,657,682</u>	<u>2,892,976</u>	<u>3,659,996</u>
(c) Town of Cambridge			
Opening balance	3,659,996	3,653,867	3,295,632
Land development expenses	(413,473)	(1,773,099)	(1,374,060)
Proceeds of sale of land	828,217	1,362,986	1,836,294
Contributed equity	(83,725)	(17,445)	235,463
Return of contribution	(333,333)	(333,333)	(333,333)
	<u>3,657,682</u>	<u>2,892,976</u>	<u>3,659,996</u>
(d) City of Joondalup			
Opening balance	7,319,987	7,307,735	6,591,260
Land development expenses	(826,945)	(3,546,199)	(2,748,120)
Proceeds of sale of land	1,656,433	2,725,973	3,672,588
Contributed equity	(167,448)	(34,890)	470,926
Return of contribution	(666,667)	(666,667)	(666,667)
	<u>7,315,360</u>	<u>5,785,952</u>	<u>7,319,987</u>
(e) City of Wanneroo			
Opening balance	7,319,987	7,307,735	6,591,260
Land development expenses	(826,945)	(3,546,199)	(2,748,120)
Proceeds of sale of land	1,656,433	2,725,973	3,672,588
Contributed equity	(167,448)	(34,890)	470,926
Return of contribution	(666,667)	(666,667)	(666,667)
	<u>7,315,360</u>	<u>5,785,952</u>	<u>7,319,987</u>
(f) City of Vincent			
Opening balance	3,659,996	3,653,867	3,295,632
Land development expenses	(413,473)	(1,773,099)	(1,374,060)
Proceeds of sale of land	828,217	1,362,986	1,836,294
Contributed equity	(83,725)	(17,445)	235,463
Return of contribution	(333,333)	(333,333)	(333,333)
	<u>3,657,682</u>	<u>2,892,976</u>	<u>3,659,996</u>
(g) City of Stirling			
Opening balance	14,642,788	14,615,469	13,185,333
Land development expenses	(1,653,890)	(7,092,397)	(5,496,241)
Proceeds of sale of land	3,312,866	5,451,945	7,345,177
Contributed equity	(334,896)	(69,779)	941,853
Return of contribution	(1,333,334)	(1,333,333)	(1,333,334)
	<u>14,633,534</u>	<u>11,571,905</u>	<u>14,642,788</u>
Total members contributions	<u>43,894,982</u>	<u>34,715,714</u>	<u>43,922,746</u>
Opening balance	43,922,746	43,846,407	39,550,381
Land development expenses	(4,961,672)	(21,277,191)	(16,488,721)
Proceeds of sale of land	9,938,600	16,355,835	22,035,529
Contributed equity	(1,004,692)	(209,337)	2,825,557
Return of contribution	(4,000,000)	(4,000,000)	(4,000,000)
	<u>43,894,982</u>	<u>34,715,714</u>	<u>43,922,746</u>

5. TRADE RECEIVABLES

Current

Sundry receivables
GST receivable
Accrued interest
Settlement bonds

2019	2018
\$	\$
95,612	116,124
4,945	2,774
0	132,151
0	400
100,557	251,449

SIGNIFICANT ACCOUNTING POLICIES

Trade and other receivables

Trade and other receivables include amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectible amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Trade receivables are held with the objective to collect the contractual cashflows and therefore measures them subsequently at amortised cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

6. INVENTORIES

Non-current

Land held for resale - cost

Cost of acquisition

The following movements in inventories occurred during the year:

Carrying amount at 1 July

Write down of inventories to net realisable value

Carrying amount at 30 June

	2019	2018
	\$	\$
	1,600,000	1,800,000
	1,600,000	1,800,000
	1,800,000	1,800,000
	(200,000)	0
	1,600,000	1,800,000

SIGNIFICANT ACCOUNTING POLICIES

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Land held for resale

Land held for development and resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development.

Land held for resale (Continued)

Borrowing costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed onto the buyer at this point.

Land held for resale is classified as current except where it is held as non-current based on the Council's intentions to release for sale.

7. OTHER FINANCIAL ASSETS

(a) Current assets

Other financial assets at amortised cost

Other financial assets at amortised cost

- Financial assets at amortised cost - term deposits

2019	2018
\$	\$
3,010,258	0
3,010,258	0
3,010,258	0
3,010,258	0

SIGNIFICANT ACCOUNTING POLICIES

Other financial assets at amortised cost

The Regional Council classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at fair value through profit and loss

The Regional Council classifies the following financial assets at fair value through profit and loss:

- debt investments which do not qualify for measurement at either amortised cost or fair value through other comprehensive income.
- equity investments which the Regional Council has not elected to recognise fair value gains and losses through other comprehensive income.

SIGNIFICANT ACCOUNTING POLICIES (Continued)

Previous accounting policy: available for sale financial assets

Available-for-sale financial assets were non-derivative financial assets that were either not suitable to be classified as other categories of financial assets due to their nature, or they are designated as such by management. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments.

Previous accounting policy: Loans and receivables

Non-derivative financial assets with fixed or determinable payments that were not quoted in an active market and are solely payments of principal and interest were classified as loans and receivables and are subsequently measured at amortised cost, using the effective interest rate method.

Refer to Note 19 for explanations regarding the change in accounting policy and reclassification of term deposits to financial assets at amortised cost.

8. PROPERTY, PLANT AND EQUIPMENT

(a) Movements in Carrying Amounts

Movement in the carrying amounts of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Furniture and equipment	Plant and equipment	Improvements to leasehold property	Total property, plant and equipment
	\$	\$	\$	\$
Balance at 1 July 2017	8,711	56,523	72,426	137,660
Depreciation (expense)	(4,852)	(9,762)	(5,539)	(20,153)
Carrying amount at 30 June 2018	3,859	46,761	66,887	117,507
Comprises:				
Gross carrying amount at 30 June 2018	6,569	65,016	76,442	148,027
Accumulated depreciation at 30 June 2018	(2,710)	(18,255)	(9,555)	(30,520)
Carrying amount at 30 June 2018	3,859	46,761	66,887	117,507
Additions	0	63,101	0	63,101
(Disposals)	0	(46,761)	0	(46,761)
Depreciation (expense)	(1,642)	(7,011)	(1,911)	(10,564)
Carrying amount at 30 June 2019	2,217	56,090	64,976	123,283
Comprises:				
Gross carrying amount at 30 June 2019	6,569	63,101	76,442	146,112
Accumulated depreciation at 30 June 2019	(4,352)	(7,011)	(11,466)	(22,829)
Carrying amount at 30 June 2019	2,217	56,090	64,976	123,283

8. PROPERTY, PLANT AND EQUIPMENT (Continued)

(b) Fair Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
Furniture and equipment	Level 3	Management	Observable open market value	Jun 2016	Residual values and remaining useful life assessments.
Plant and equipment	Level 3	Management	Observable open market value	Jun 2016	Market price per item
Improvements to leasehold property	Level 3	Management	Depreciated replacement cost	Jun 2016	Residual values and remaining useful life assessments.

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs.

8. PROPERTY, PLANT AND EQUIPMENT (Continued)

SIGNIFICANT ACCOUNTING POLICIES

Fixed assets

Each class of fixed assets within either property, plant and equipment, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Initial recognition and measurement between mandatory revaluation dates

All assets are initially recognised at cost where the fair value of the asset at date of acquisition is equal to or above \$5,000. All assets are subsequently revalued in accordance with the mandatory measurement framework.

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Regional Council includes the cost of all materials used in " construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

Individual assets acquired between initial recognition and the next revaluation of the asset class in accordance with the mandatory measurement framework, are recognised at cost and disclosed as being at fair value as management believes cost approximates fair value. They are subject to subsequent revaluation at the next anniversary date in accordance with the mandatory measurement framework.

Revaluation

The fair value of fixed assets is determined at least every three years and no more than five years in accordance with the regulatory framework. At the end of each period the valuation is reviewed and where appropriate the fair value is updated to reflect current market conditions. This process is considered to be in accordance with *Local Government (Financial Management) Regulation 17A (2)* which requires property, plant and equipment to be shown at fair value.

Increases in the carrying amount arising on revaluation of assets are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same class of asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss.

8. PROPERTY, PLANT AND EQUIPMENT (Continued)

(c) Disposals of Assets

	2019 Actual Net Book Value	2019 Actual Sale Proceeds	2019 Actual Profit	2019 Actual Loss	2019 Budget Net Book Value	2019 Budget Sale Proceeds	2019 Budget Profit	2019 Budget Loss	2018 Actual Net Book Value	2018 Actual Sale Proceeds	2018 Actual Profit	2018 Actual Loss
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Plant and equipment	46,761	40,909	0	(5,852)	46,760	45,000	0	(1,760)	0	0	0	0
	46,761	40,909	0	(5,852)	46,760	45,000	0	(1,760)	0	0	0	0

8. PROPERTY, PLANT AND EQUIPMENT (Continued)

(d) Depreciation

	2019 Actual	2019 Budget	2018 Actual
	\$	\$	\$
Furniture and equipment	1,642	7,315	4,852
Plant and equipment	7,011	14,210	9,762
Improvements to leasehold property	1,911	3,856	5,539
	10,564	25,381	20,153

SIGNIFICANT ACCOUNTING POLICIES

Depreciation

The depreciable amount of all fixed assets including buildings but excluding freehold land and vested land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

Depreciation rates

Typical estimated useful lives for the different asset classes for the current and prior years are included in the table below:

Asset Class	Useful life
Furniture and equipment	4 to 10 years
Plant and equipment	5 to 12 years
Improvements to leasehold property	8 years

Depreciation (Continued)

When an item of property, plant and equipment is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

- (a) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset. For example, the gross carrying amount may be restated by reference to observable market data or it may be restated proportionately to the change in the carrying amount. The accumulated depreciation at the date of the revaluation is adjusted to equal the difference between the gross carrying amount and the carrying amount of the asset after taking into account accumulated impairment losses; or
- (b) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

9. REVALUATION SURPLUS

	2019 Opening Balance	2019 Closing Balance	2018 Opening Balance	2018 Closing Balance
	\$	\$	\$	\$
Revaluation surplus - Improvements to Leasehold Property	6,353	6,353	6,353	6,353
	6,353	6,353	6,353	6,353

Movements on revaluation of property, plant and equipment are not able to be reliably attributed to a program as the assets were revalued by class as provided for by AASB 116 Aus 40.1.

10. TRADE AND OTHER PAYABLES

Current

Sundry creditors
 Accrued salaries and wages
 ATO liabilities
 Accrued expenses

	2019	2018
	\$	\$
	19,964	13,423
	13,350	12,619
	30,403	17,922
	6,000	5,465
	69,717	49,429

SIGNIFICANT ACCOUNTING POLICIES

Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the Regional Council prior to the end of the financial year that are unpaid and arise when the Regional Council becomes obliged to make future

Trade and other payables (Continued)

payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2019**

11. INFORMATION ON BORROWINGS

	2019	2018
Undrawn Borrowing Facilities	\$	\$
Credit Standby Arrangements		
Credit card limit	6,000	6,000
Credit card balance at balance date	(612)	(299)
Total amount of credit unused	5,388	5,701

SIGNIFICANT ACCOUNTING POLICIES

Financial liabilities

Financial liabilities are recognised at fair value when the Regional Council becomes a party to the contractual provisions to the instrument.

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and the fair value of the consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Borrowing costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Risk

Information regarding exposure to risk can be found at Note 18.

12. EMPLOYEE RELATED PROVISIONS

Employee Related Provisions

Opening balance at 1 July 2018

Current provisions

Non-current provisions

Additional provision

Amounts used

Balance at 30 June 2019

Comprises

Current

Non-current

	Provision for Annual Leave	Provision for Long Service Leave	Total
	\$	\$	\$
Opening balance at 1 July 2018			
Current provisions	146,599	94,076	240,675
Non-current provisions	0	5,150	5,150
	146,599	99,226	245,825
Additional provision	27,513	23,616	51,129
Amounts used	(6,155)	(28,511)	(34,666)
Balance at 30 June 2019	167,957	94,331	262,288
Comprises			
Current	167,957	88,612	256,569
Non-current	0	5,719	5,719
	167,957	94,331	262,288

Amounts are expected to be settled on the following basis:

More than 12 months from reporting date

Expected reimbursements from other WA local governments

	2019	2018
	\$	\$
More than 12 months from reporting date	265,874	258,605
Expected reimbursements from other WA local governments	(3,586)	(12,780)
	262,288	245,825

Timing of the payment of current leave liabilities is difficult to determine as it is dependent on future decisions of employees. Expected settlement timings are based on information obtained from employees and historical leave trends and assumes no events will occur to impact on these historical trends.

SIGNIFICANT ACCOUNTING POLICIES

Employee benefits

Short-term employee benefits

Provision is made for the Regional Council's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Regional Council's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position.

Other long-term employee benefits

The Regional Council's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at

Other long-term employee benefits (Continued)

rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The Regional Council's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Regional Council does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Provisions

Provisions are recognised when the Regional Council has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

13. NOTES TO THE STATEMENT OF CASH FLOWS

Reconciliation of Cash

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the Statement of Financial Position as follows:

	2019 Actual	2019 Budget	2018 Actual
	\$	\$	\$
Cash and cash equivalents	41,210,001	34,405,828	43,846,407
Reconciliation of Net Cash Provided By Operating Activities to Net Result			
Net result	19,749	(322,047)	154,283
Non-cash flows in Net result:			
Adjustments to fair value of financial assets	0	0	12,220
Depreciation	10,564	25,381	20,153
(Profit)/loss on sale of asset	5,852	1,760	0
Changes in assets and liabilities:			
(Increase)/decrease in receivables	150,892	51,449	59,443
(Increase)/decrease in inventories	200,000	0	0
Increase/(decrease) in payables	20,288	(29,429)	(4,908)
Increase/(decrease) in provisions	16,463	0	19,483
Net cash from operating activities	423,808	(272,886)	260,674

14. TOTAL ASSETS CLASSIFIED BY FUNCTION AND ACTIVITY

	2019	2018
	\$	\$
Other property and services	123,283	117,507
Unallocated	45,920,816	45,897,856
	46,044,099	46,015,363

15. CAPITAL AND LEASING COMMITMENTS

(a) Contractual Commitments

As at 30 June 2019, the Regional Council had entered into sale agreements on behalf of its members for 11 lots of member land for a sale price of \$3,823,000.

These contracts had not been settled as at 30 June 2019

On 20 June 2019 Council has approved \$730,000 for the payment of a contributions of up to \$730,000 to the Cities of Joondalup and Wanneroo for the construction of the planned Burns Beach-Mindarie dual use path.

(b) Operating Lease Commitments

Non-cancellable operating leases contracted for but not capitalised in the accounts.

Payable:

- not later than one year
- later than one year but not later than five years

	2019	2018
	\$	\$
	35,739	35,000
	56,586	105,000
	92,325	140,000

SIGNIFICANT ACCOUNTING POLICIES

Leases

Leases of fixed assets where substantially all the risks and benefits incidental to the ownership of the asset, but not legal ownership, are transferred to the Regional Council, are classified as finance leases.

Finance leases are capitalised recording an asset and a liability at the lower of the fair value of the leased property or the present value of the minimum lease payments, including any guaranteed residual values. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Leases (Continued)

Leased assets are depreciated on a straight line basis over the shorter of their estimated useful lives or the lease term.

Lease payments for operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses on a straight line basis over the lease term.

Lease incentives under operating leases are recognised as a liability and amortised on a straight line basis over the life of the lease term.

16. RELATED PARTY TRANSACTIONS

Elected Members Remuneration

The following fees, expenses and allowances were paid to council members and the Chairman.

	2019 Actual	2019 Budget	2018 Actual
	\$	\$	\$
Meeting fees	132,339	139,303	131,395
Chairman's allowance	19,864	20,870	19,864
Deputy Chairman's allowance	4,966	5,217	4,966
	<u>157,169</u>	<u>165,390</u>	<u>156,225</u>

Key Management Personnel (KMP) Compensation Disclosure

The total of remuneration paid to KMP of the Regional Council during the year are as follows:"

	2019 Actual	2018 Actual
	\$	\$
Short-term employee benefits	446,424	426,474
Post-employment benefits	36,107	34,500
Other long-term benefits	10,819	10,312
	<u>493,350</u>	<u>471,286</u>

Short-term employee benefits

These amounts include all salary, fringe benefits and cash bonuses awarded to KMP except for details in respect to fees and benefits paid to elected members which may be found above.

Post-employment benefits

These amounts are the current-year's estimated cost of providing for the Regional Council's superannuation contributions made during the year.

Other long-term benefits

These amounts represent long service benefits accruing during the year.

16. RELATED PARTY TRANSACTIONS (Continued)

Transactions with related parties

Transactions between related parties and the Regional Council are on normal commercial terms and conditions, no more favourable than those available to other parties, unless otherwise stated.

No outstanding balances or provisions for doubtful debts or guaranties exist in relation to related parties at year end.

The following transactions occurred with related parties:	2019 Actual	2018 Actual
	\$	\$
Rent paid	48,249	38,986
Land development expenses	(4,961,672)	(16,488,721)
Proceeds from sale of land	9,938,600	22,035,529
Amounts outstanding from related parties:		
Trade and other receivables	95,434	116,124
Amounts payable to related parties:		
Trade and other payables	19,279	12,961

Related Parties

The Regional Council's main related parties are as follows:

i. Key management personnel

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any elected member, are considered key management personnel.

ii. Other Related Parties

The associate person of KMP was employed by the Regional Council under normal employment terms and conditions. Member land is developed and sold in the open market on behalf of Member Entities.

iii. Entities subject to significant influence by the Regional Council

An entity that has the power to participate in the financial and operating policy decisions of an entity, but does not have control over those policies, is an entity which holds significant influence. Significant influence may be gained by share ownership, statute or agreement.

17. RATE SETTING STATEMENT INFORMATION

	2018/19 (30 June 2019 Carried Forward)	2018/19 Budget (30 June 2019 Carried Forward)	2018/19 (1 July 2018 Brought Forward)
Note	\$	\$	\$
(a) Non-cash amounts excluded from operating activities			
<p>The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Rate Setting Statement in accordance with <i>Financial Management Regulation 32</i>.</p>			
Adjustments to operating activities			
Movement in inventory (non-current)	200,000	0	
Movement in employee benefit provisions (non-current)	569	0	2,553
Add: Loss on disposal of assets	5,852	1,760	0
Add: Change in accounting policies	0	0	12,220
Add: Depreciation on assets	10,564	25,381	20,153
Non cash amounts excluded from operating activities	216,985	27,141	34,926
Net current assets used in the Rate Setting Statement			
Total current assets	44,320,816	34,919,650	44,097,856
Less: Total current liabilities	(326,286)	(574,498)	(290,104)
Net current assets used in the Rate Setting Statement	43,994,530	34,345,152	43,807,752

18. FINANCIAL RISK MANAGEMENT

This note explains the Regional Council's exposure to financial risks and how these risks could affect the Regional Council's future financial performance.

Risk	Exposure arising from	Measurement	Management
Market risk - interest rate	Long term borrowings at variable rates	Sensitivity analysis	Utilise fixed interest rate borrowings
Credit risk	Cash and cash equivalents, trade receivables, financial assets and debt investments	Aging analysis Credit analysis	Diversification of bank deposits, credit limits. Investment policy
Liquidity risk	Borrowings and other liabilities	Rolling cash flow forecasts	Availability of committed credit lines and borrowing facilities

The Regional Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance area under policies approved by the Council. The finance area identifies, evaluates and manages financial risks in close co-operation with the operating divisions. Council have approved the overall risk management policy and provide policies on specific areas such as investment policy.

(a) Interest rate risk

Cash and cash equivalents

The Regional Council's main interest rate risk arises from cash and cash equivalents with variable interest rates, which exposes the Regional Council to cash flow interest rate risk. Short term overdraft facilities also have variable interest rates however these are repaid within 12 months, reducing the risk level to minimal.

Excess cash and cash equivalents are invested in fixed interest rate term deposits which do not expose the Regional Council to cash flow interest rate risk. Cash and cash equivalents required for working capital are held in variable interest rate accounts and non-interest bearing accounts. Carrying amounts of cash and cash equivalents at the 30 June and the weighted average interest rate across all cash and cash equivalents and term deposits held disclosed as financial assets at amortised cost are reflected in the table below.

	Weighted Average Interest Rate %	Carrying Amounts \$	Fixed Interest Rate \$	Variable Interest Rate \$	Non Interest Bearing \$
2019					
Cash and cash equivalents	2.43%	40,975,870	34,209,496	3,766,375	0
Financial assets at amortised cost	2.60%	3,000,000	3,000,000	0	0
2018					
Cash and cash equivalents	2.56%	43,846,418	40,718,300	3,128,118	0

Sensitivity

Profit or loss is sensitive to higher/lower interest income from cash and cash equivalents as a result of changes in interest rates.

	2019 \$	2018 \$
Impact of a 1% movement in interest rates on profit and loss and equity*	44,220	43,976

* Holding all other variables constant

18. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk

Trade Receivables

The Regional Council's major receivables comprise amounts due from third parties for goods sold and services performed in the ordinary course of business. The major risk associated with these receivables is credit risk – the risk that the debts may not be repaid. The Regional Council manages this risk by monitoring outstanding debt and employing debt recovery policies.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

The Regional Council applies the AASB 9 simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade receivables. No expected credit loss was forecast on 1 July 2018 or 30 June 2019 for trade receivables and no impairment allowance created.

	Current	More than 30 days past due	More than 60 days past due	More than 90 days past due	Total
30 June 2019					
Sundry Receivables					
Gross carrying amount	64,726	4,669	6,794	19,423	95,612
01 July 2018					
Sundry Receivables					
Gross carrying amount	100,554	15,570	0	0	116,124

18. FINANCIAL RISK MANAGEMENT (Continued)

(c) Liquidity risk

Payables

Payables are subject to liquidity risk – that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. The Regional Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

The contractual undiscounted cash flows of the Regional Council's Payables are set out in the liquidity table below. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

	Due within 1 year	Due between 1 & 5 years	Due after 5 years	Total contractual cash flows	Carrying values
	\$	\$	\$	\$	\$
2019					
Payables	69,716	0	0	69,716	69,717
	69,716	0	0	69,716	69,717
2018					
Payables	49,429	0	0	49,429	49,429
	49,429	0	0	49,429	49,429

19. INITIAL APPLICATION OF AUSTRALIAN ACCOUNTING STANDARDS

During the current year, the Regional Council adopted all of the new and revised Australian Accounting Standards and Interpretations which were compiled, became mandatory and which were applicable to its operations.

Whilst many reflected consequential changes associated with the amendment of existing standards, the only new standard with material application is AASB 9 *Financial Instruments*.

AASB 9 Financial instruments

AASB 9 *Financial Instruments* replaces AASB 139 *Financial Instruments: Recognition and Measurement* for annual reporting periods beginning on or after 1 January 2018, bringing together all three aspects of the accounting for financial instruments: classification and measurement; impairment; and hedge accounting.

The Regional Council applied AASB 9 prospectively, with an initial application date of 1 July 2018. The adoption of AASB 9 has resulted in changes in accounting policies and adjustments to the amounts recognised in the financial statements. In accordance with AASB 9.7.2.15, the Regional Council has not restated the comparative information which continues to be reported under AASB 139. Differences arising from adoption have been recognised directly in accumulated surplus/(deficit).

Under AASB 9, financial assets are subsequently measured at amortised cost, fair value through other comprehensive income (fair value through OCI) or fair value through profit or loss (fair value through P/L). The classification is based on two criteria: the Regional Council's business model for managing the assets; and whether the assets' contractual cash flows represent 'solely payments of principal and interest' on the principal amount outstanding.

The assessment of the Regional Council's business model was made as of the date of initial application, 1 July 2018. The assessment of whether contractual cash flows on financial assets are solely comprised of principal and interest was made based on the facts and circumstances as at the initial recognition of the assets.

20. NEW ACCOUNTING STANDARDS AND INTERPRETATIONS FOR APPLICATION IN FUTURE YEARS

The AASB has issued a number of new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods, some of which are relevant to the Regional Council.

This note explains management's assessment of the new and amended pronouncements that are relevant to the Regional Council, the impact of the adoption of AASB 15 *Revenue from Contracts with Customers*, AASB 16 *Leases* and AASB 1058 *Income for Not-for-Profit Entities*. These standards are applicable to future reporting periods and have not yet been adopted.

(a) Revenue from Contracts with Customers

The Council will adopt AASB 15 Revenue from Contracts with Customers (issued December 2014) on 1 July 2019 resulting in changes in accounting policies. In accordance with the transition provisions AASB 15, the Regional Council will adopt the new rules retrospectively with the cumulative effect of initially applying these rules recognised on 1 July 2019. In summary the following adjustments are expected to be made to the amounts recognised in the statement of financial position at the date of initial application (1 July 2019):

(b) Leases

The Regional Council adopted AASB 16 retrospectively from 1 July 2019 which resulted in changes in accounting policies. In accordance with the transition provisions of AASB 16, the Regional Council has applied this Standard to its leases retrospectively, with the cumulative effect of initially applying AASB 16 recognised on 1 July 2019. In applying the AASB 16 under the specific transition provisions chosen, the Regional Council will not restate comparatives for prior reporting periods.

On adoption of AASB 16, the Regional Council will recognise lease liabilities in relation to leases which had previously been classified as an operating lease' applying AASB 117. These lease liabilities will be measured at the present value of the remaining lease payments, discounted using the lessee's incremental borrowing rate on 1 July 2019. The weighted average lessee's incremental borrowing rate applied to the lease liabilities on 1 July 2019 is 2.10%.

	<u>Note</u>	<u>2019</u>
		\$
Operating lease commitments disclosed as at 30 June 2019		92,325
Lease liability recognised as at 1 July 2019		
Discounted using the Regional Council's incremental borrowing rate of 2.10%	20(d)	<u>89,809</u>

On adoption of AASB 16, the Regional Council will recognise a right-of-use asset in relation to a lease which had previously been classified as an 'operating lease' applying AASB 117. This right-of-use asset is to be measured as if AASB 16 had been applied since its commencement date by the carrying amount but discounted using the lessee's incremental borrowing rate as on 1 July 2019. Property, plant and equipment increases by \$89,809 on 1 July 2019 and the net impact on retained earnings on 1 July 2019 will be \$89,809.

On adoption of AASB 16 Leases (issued February 2016), for leases which had previously been classified as an 'operating lease' when applying AASB 117, the Regional Council is not required to make any adjustments on transition for leases for which the underlying asset is of low value. Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with Financial Management Regulation 17A (5).

In applying AASB 16 for the first time, the Regional Council will use the following practical expedient permitted by the standard.

- The exclusion of initial direct costs from the measurement of the right-of-use asset at the date of initial application.

20. NEW ACCOUNTING STANDARDS AND INTERPRETATIONS FOR APPLICATION IN FUTURE YEARS (Continued)

(c) Income For Not-For-Profit Entities

The Council will adopt AASB 1058 *Income for Not-for-Profit Entities* (issued December 2016) on 1 July 2019 which will result in changes in accounting policies. In accordance with the transition provisions AASB 1058, the Regional Council will adopt the new rules retrospectively with the cumulative effect of initially applying AASB 1058 recognised at 1 July 2019. Comparative information for prior reporting periods shall not be restated in accordance with AASB 1058 transition requirements. Currently no impact on comparative information is expected.

In applying AASB 1058 retrospectively with the cumulative effect of initially applying the Standard on 1 July 2019 changes will occur to the following financial statement line items by application of AASB 1058 as compared to AASB 1004 Contributions before the change:

	AASB 1004 carrying amount		AASB 1058 carrying amount
Note	30 June 2019	Reclassification	01 July 2019
	\$	\$	\$
Trade and other payables	49,429	0	49,429

Assets that were acquired for consideration, that were significantly less than fair value principally to enable the Regional Council to further its objectives, may have been measured on initial recognition under other Australian Accounting Standards at a cost that was significantly less than fair value. Such assets are not required to be remeasured at fair value.

(d) Impact of changes to Retained Surplus

The impact on the Regional Council of the changes as at 1 July 2019 is as follows:

	Note	Adjustments	2019
			\$
Retained surplus - 30 June 2019			1,810,759
Adjustment to retained surplus from adoption of AASB 16	20(b)	89,809	
Adjustment to retained surplus from adoption of AASB 1058	20(c)	0	89,809
Retained surplus - 01 July 2019			1,900,568

21. CHANGE IN ACCOUNTING POLICY

On the 1 July 2018 Paragraph 17A (5) came into operation via Local Government (Financial Management) Regulations 1996. The regulation stated an asset is to be excluded from the assets of a local government if the fair value of the asset at the date of acquisition by the local government is under \$5 000.

The Regional Council has changed their accounting policy and excluded assets with a fair value of under \$5,000 at the time of acquisition from the assets of the Regional Council.

During the year assets with a fair value at the date of acquisition of under \$5,000 and purchased prior to 30 June 2018 have been excluded from the assets of the Regional Council along with those assets acquired during the year ended 30 June 2019 with a fair value of under \$5,000 which were capitalised.

The change in accounting policy has been adopted retrospectively as follows:

Statement of Financial Position (Extract)	30 June 2018 \$	Increase/ (Decrease) \$	30 June 2018 (Restated) \$	30 June 2017 \$	Increase/ (Decrease) \$	01 July 2017 (Restated) \$
Property, plant and equipment	129,727	(12,220)	117,507	149,880	(19,058)	130,822
Net assets	45,732,329	(12,220)	45,720,109	41,193,461	(19,058)	41,174,403
Retained earnings	1,803,230	(12,220)	1,791,010	1,636,727	(19,058)	1,617,669
Total equity	45,732,329	(12,220)	45,720,109	41,193,461	(19,058)	41,174,403

Statement of Comprehensive Income (Extract)	2018 \$	Increase/ (Decrease) \$	2018 (Restated) \$
<i>By Nature or Type</i>			
Other Expenditure	(170,341)	(12,220)	(182,561)
<i>By program</i>			
Expenses			
Governance	(166,839)	0	(166,839)
Other property and services	(735,717)	(12,220)	(747,937)
Total comprehensive income for the period	166503	(12,220)	154283

22. OTHER SIGNIFICANT ACCOUNTING POLICIES

a) Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

b) Current and non-current classification

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

c) Rounding off figures

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar. Amounts are presented in Australian Dollars.

d) Comparative figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the Regional Council applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements that has a material effect on the statement of financial position, an additional (third) statement of financial position as at the beginning of the preceding period in addition to the minimum comparative financial statements is presented.

e) Budget comparative figures

Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

f) Superannuation

The Regional Council contributes to a number of Superannuation Funds on behalf of employees. All funds to which the Regional Council contributes are defined contribution plans.

g) Fair value of assets and liabilities

Fair value is the price that the Regional Council would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

h) Fair value hierarchy

AASB 13 requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1

Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2

Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3

Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques

The Regional Council selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the Regional Council are consistent with one or more of the following valuation approaches:

Market approach

Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

Income approach

Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

Cost approach

Valuation techniques that reflect the current replacement cost of the service capacity of an asset.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the Regional Council gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

i) Impairment of assets

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

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

For non-cash generating specialised assets that are measured under the revaluation model, such as roads, drains, public buildings and the like, no annual assessment of impairment is required. Rather AASB 116.31 applies and revaluations need only be made with sufficient regulatory to ensure the carrying value does not differ materially from that which would be determined using fair value at the ends of the reporting period.

23. ACTIVITIES/PROGRAMS

The Regional Council's operations as disclosed in these financial statements encompass the following service orientated activities/programs.

PROGRAM NAME AND OBJECTIVES	ACTIVITIES
GENERAL PURPOSE FUNDING To collect interest on investments.	Interest revenue.
OTHER PROPERTY AND SERVICES To monitor and control Council's overheads on operating accounts.	Other unclassified activities.

24. FINANCIAL RATIOS

	2019 Actual	2018 Restated *	2017 Actual
Current ratio	135.83	152.01	142.13
Asset consumption ratio	0.84	0.79	0.79
Asset renewal funding ratio	2.07	1.83	1.99
Asset sustainability ratio	2.10	0.00	1.60
Debt service cover ratio	0.00	0.00	0.00
Operating surplus ratio	0.02	0.16	0.22
Own source revenue coverage ratio	1.01	1.17	1.28

The above ratios are calculated as follows:

Current ratio	$\frac{\text{current assets minus restricted assets}}{\text{current liabilities minus liabilities associated with restricted assets}}$
Asset consumption ratio	$\frac{\text{depreciated replacement costs of depreciable assets}}{\text{current replacement cost of depreciable assets}}$
Asset renewal funding ratio	$\frac{\text{NPV of planned capital renewal over 10 years}}{\text{NPV of required capital expenditure over 10 years}}$
Asset sustainability ratio	$\frac{\text{capital renewal and replacement expenditure}}{\text{depreciation}}$
Debt service cover ratio	$\frac{\text{annual operating surplus before interest and depreciation}}{\text{principal and interest}}$
Operating surplus ratio	$\frac{\text{operating revenue minus operating expenses}}{\text{own source operating revenue}}$
Own source revenue coverage ratio	$\frac{\text{own source operating revenue}}{\text{operating expense}}$

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE TAMALA PARK REGIONAL COUNCIL

Report on the Financial Report

Opinion

We have audited the financial report of the Tamala Park Regional Council, which comprises the Statement of Financial Position as at 30 June 2019, the Statement of Comprehensive Income by Nature or Type, Statement of Comprehensive Income by Program, Statement of Changes in Equity, Statement of Cash Flows and Rate Setting Statement for the year then ended, and notes comprising a summary of significant accounting policies and other explanatory information, and the Statement by the Chief Executive Officer.

In our opinion, the financial report of the Tamala Park Regional Council is in accordance with the underlying records of the Council, including:

- a) giving a true and fair view of the Council's financial position as at 30 June 2019 and of its performance for the year ended on that date; and
- b) complying with Australian Accounting Standards (including Australia Accounting Interpretations), the Local Government Act 1995 (as amended) and the Local Government (Financial Management) Regulations 1996 (as amended).

Basis for Opinion

We have conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report.

We are independent of the Council in accordance with the auditor independence requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our ethical requirements in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – Basis of Accounting

We draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the Council's financial reporting responsibilities under the Act. Regulation 16 of the Local Government (Financial Management) Regulations 1996 (Regulations), does not allow a local government to recognise some categories of land, including land under roads, as assets in the annual financial report. Our opinion is not modified in respect of this matter.

Other Information

Management is responsible for the other information. The other information comprises the information in the Council's annual report for the year ended 30 June 2019 but does not include the financial report and the auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact. We have nothing to report in this regard.

Council's Responsibility for the Financial Report

The Council is responsible for the preparation of the financial report which gives a true and fair view in accordance with Australian Accounting Standards (including Australia Accounting Interpretations), the Local Government Act 1995 (as amended), the Local Government (Financial Management) Regulations 1996 (as amended) and for such internal control as the Council determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

As part of an audit in accordance with the Australia Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain and understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Councillors.

- Conclude on the appropriateness of Council's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Council's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Council to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with Council regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

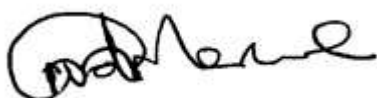
We also provide Council with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Reporting on Other Legal and Regulatory Requirements

In accordance with the Local Government (audit) Regulations 1996, we also report that:

- a) The Asset Renewal Ratio reported at note 25 to the financial report does not meet the minimum standard of the Department of Local Government, Sport and Cultural Industries.
- b) There are no material matters that in our opinion indicate significant adverse trends in the financial position or the financial management practices of the Council.
- c) The Council substantially complied with Part 6 of the Local Government Act 1995 (as amended) and the Local Government (Financial Management) Regulations 1996 (as amended).
- d) All information and explanations required were obtained by us.
- e) All audit procedures were satisfactorily completed in conducting our audit.

BUTLER SETTINERI (AUDIT) PTY LTD



MARIUS VAN DER MERWE
Director

Perth
Date: 29 August 2019

Appendix 9.10



DELEGATION REGISTER

December 2019

Explanatory Notes

1. General

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

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

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

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

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

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

2. Role of the Council

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

- 2.7 (1) The Council -
- a) Directs and controls the local government's affairs; and
 - b) Is responsible for the performance of the local government's functions.
- (2) Without limiting subsection (1), the Council is to -
- a) Oversee the allocation of the local government's finances and resources; and
 - b) Determine the local government's policies.

3. Role of the Chair, Deputy Chair and Councillors

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

The role of the Chair

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

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

The role of the Deputy Chair

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

The role of Councillors

- 2.10 A Councillor -

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

4. Function of the CEO

- 5.41 The CEO's functions are to -

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

5. Delegations of Some Powers and Duties to CEO

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

Delegation of some powers and duties to CEO

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

**Absolute majority required.*

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

Limits on delegations to CEO's

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

- a) Any power or duty that requires a decision of an absolute majority or a 75% majority of the local government;
- b) Accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph;
- c) Appointing an auditor;
- d) Acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government for the purpose of this paragraph;
- e) Any of the local government's powers under section 5.98, 5.99 or 5.100; (these relate to: fees, expenses and allowances for Councillors)
- f) Borrowing money on behalf of the local government;
- g) Hearing or determining an objection of a kind referred to in section 9.5;
- h) Any power or duty that requires the approval of the Minister or the Governor; or
- i) Such other powers or duties as may be prescribed.

CEO may delegate powers and duties to other employees

5.44. (1) A CEO may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's duties under this Act other than this power of delegation.

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

(3) This section extends to a power or duty the exercise or discharge of which has been delegated by a local government to the CEO under section 5.42, but in the case of such a power or duty –

- a) The CEO's power under this section to delegate the exercise of that power or the discharge of that duty; and
- b) The exercise of that power or the discharge of that duty by the CEO-s delegate,

Are subject to any conditions imposed by the local government on its delegation to the CEO.

(4) Subsection (3)(b) does not limit the CEO's power to impose conditions or further conditions on a delegation under this section.

- (5) In subsection (3) and (4):
'Conditions' includes qualifications, limitations or exceptions.'

Other matters relevant to delegations under this Division

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

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

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

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

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

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

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

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

Section 9.38 of the *Local Government Act*:

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

6. Numerical Listing of Delegations

NUMBER	DELEGATION	CONDITION	CEO DELEGATION
CHIEF EXECUTIVE OFFICER			
1	Press Statements and media comments: Authority to issue statements to the News Media and make comments on behalf of Council.	Subject to the prior approval of the Chair.	
2	Press Statements on Policy: Authority to issue statements of Policy to the News Media on behalf of the Council.	Subject to the prior approval of the Chair.	
3	Contract Signing: Authority to sign formal contracts with the co-signature of the Chair – upon affixation of the Common Seal to the contract documents.	Subject to budget provision or after authority for sealing by the Council.	
4	Emergency Service: Authority to engage and deploy contractors and equipment in an emergency.		
5	Leave: Authority to grant the following leave: 1. Leave without pay 2. Study Leave	Subject to policy provisions or if no policy with Chair's approval.	
6	1. Authority to appoint all staff with the exception of designated officers; 2. Authority to advertise vacancies	Subject budget provision.	
7	Authority to appoint consultants.	a) Subject to the value being less than \$150,000. b) Subject to there being a budget allocation and necessary to implement Annual Plan.	
8	Authority to place and/or approve purchase orders <ul style="list-style-type: none"> • With formally contracted suppliers in accordance with the Procurement Policy and <i>Local Government Act 1995</i>. • Non-contracted and non-accredited suppliers in accordance with the Purchasing Policy and <i>Local Government Act 1995</i>. 	Subject to budget provision or budget allowance policy.	Executive Assistant and Manager Project Coordination.

TPRC Delegation Register

9	Statutory Nominations: Chief Executive Officer and Chair authorised to complete Ballot Paper.		
10	Authorising the submission of subdivision and development applications to the Western Australian Planning Commission on land owned by or under the care and control of the TPRC or where TPRC acts in pursuit of the objectives set out in the Establishment Agreement.		
11	Contracts – <ul style="list-style-type: none"> • Authority to sign contracts for maintenance support of computer and telecommunication hardware and software and general office equipment; • Signify acceptance of contracts works as 'completed to TPRC satisfaction'. 		
12	Authority to make minor amendments to the Policy Manual due to changes in names or titles.		Executive Assistant
13	Authority to advertise Invitations to Tender.		
14	Authority to invite period supply tenders and tenders for the disposal of surplus Council property.		
15	Procurement of goods and services & disposal of Council property and associated advertisements in accordance with the TPRC Procurement Policy and Local Government Act.		
16	Authority to sign grant applications, acquittals and audited statements related to grants.		Following Council CEO approval.
17	Authority to approve applications to place advertising signs from any organisation – temporary signage.	Subject to being consistent with TPRC objectives and policies.	
18	Attendance at Conference: Authority to approve where budget allocation has been made, subject to the conference being within Australia.	CEO to provide report to Council within 45 days of conference.	
19	Certifying documents (section 9.31 of the <i>Local Government Act 1995</i>).		
20	Authority to write off unrepresented stale cheques to the value of \$20,000.		

TPRC Delegation Register

<p>21</p>	<p>Authority to approve an extension to a contract.</p>	<p>Subject to: a) The tender specifying the provisions of the option term; b) The contract providing for the extension; and c) The extension being on the same terms and conditions as the last year of the original term but does allow for price increases in line with the contract provisions (if any) for the price.</p>	
<p>22</p>	<p>Authority to make payments to elected members subject to Council policies, the <i>Local Government Act 1995</i> and its Regulations.</p>	<p>Funds being available in the Council's annual budget and Council policies.</p>	
<p>23</p>	<p>Authority to make payments and transfers from the municipal fund or the trust fund, subject to Regulation 12(1) of the <i>Local Government (Financial Management) Regulations 1996</i>.</p>	<p>Subject to the requirements of Regulation 13 of the <i>Local Government (Financial Management) Regulations 1996</i>.</p>	
<p>24</p>	<p>Authority to invest money and establish investment internal control procedures, subject to Section 6.14 of the <i>Local Government Act 1995</i> and Regulation 19 of the <i>Local Government (Financial Management) Regulation 1996</i>.</p>	<p>Subject to Council's 'Investment Policy'.</p>	
<p>25</p>	<p>Authority to publicly invite tenders before the Council enters into a contract for the supply of goods or services if the consideration under the contract is, or is expected to be, worth more than \$150,000, subject to Regulation 11(1) of the <i>Local Government (Functions and General) Regulations 1996</i> and Section 3.57(1) of the <i>Local Government Act 1995</i>.</p>	<p>Tenders can only be invited for those goods and services identified in the annual budget, or approved by Council.</p>	

TPRC Delegation Register

26	Authority to accept or decline any tender, subject to Regulation 18(4) and (5) of the <i>Local Government (Functions and General) Regulations 1996</i> .	Delegation subject to a provision in the annual budget and limited to an amount of \$150,000.	
27	Authority, with the approval of the tenderer, to make a minor variation in a contract for goods or services before the Council enters the contract with the successful tenderer, subject to Regulation 20(1) of the <i>Local Government (Functions and General) Regulations 1996</i> .	That the variation is minor having regard to the total goods or services that tenderers were invited to supply.	
28	Authority to approve sponsorship requests to a maximum of \$2,000 in accordance with the TPRC Sponsorship Policy.		
29	Authority to allocate decommissioned computers to community groups and organisations, subject to Section 3.58 of the <i>Local Government Act 1995</i> .	Subject to conditions contained in Council policies.	
30	Authority to attend interstate meetings associated with Council business.	Subject to being required for Council business and consistent with TPRC objectives.	
31	Authority to approve and submit construction, civil, development, landscaping and servicing plans for the Tamala Park Project.	Subject to being required for Council business and consistent with TPRC objectives and, as appropriate, approved TPRC policies and strategies.	
32	Authority to approve and negotiate conditions of approval and servicing and infrastructure agreements relating to subdivision, development, landscaping applications and servicing plans for the Tamala Park Project and requirements and scheme costs under the City of Wanneroo Town Planning Scheme.	Subject to Budget provision and consistent with TPRC objectives and, as appropriate, approved TPRC policies and strategies.	

TPRC Delegation Register

33	Authority to approve signage, marketing and advertising brochures and sales information.	Subject to being consistent with the approved Annual Marketing Plan and budget provision.	
34	Authority to approve minor changes to the Local Structure Plan.	Subject to being required for Council business and consistent with TPRC objectives and, as appropriate, approved TPRC policies and strategies.	
35	Authority to make a minor variation in a contract for goods or services, subject to Regulation 21.A of the <i>Local Government (Functions and General) Regulations 1996</i> .	Subject to being required for Council business and consistent with TPRC objectives. Subject to there being a budget allocation.	
36	Authority to enter into a contract for the supply of goods or services if the consideration under the contract is, or is expected to be worth less than \$150,000, subject to Regulation 11(1) of the <i>Local Government (Functions and General) Regulations 1996</i> and Section 3.57(1) of the <i>Local Government Act 1995</i> .	Subject to there being a budget allocation and TPRC policies.	
37	<p>Authority to advertise, manage and dispose of the single residential lots by private treaty under Section 3.58(3) of the <i>Local Government Act 1995</i>.</p> <p>For the purpose of Delegation 38, the disposal is to be considered by Council if the property value exceeds one million (\$1,000,000) dollars.</p>		
38	Authority to consider submissions under Section 3.58(3)(b) of the <i>Local Government Act 1995</i> .		

TPRC Delegation Register

<p>39</p>	<p>Authority to determine the sale price for each of the single residential lots subject to the average of lot pricing for a stage being higher the approved Project Cashflow. Where there is a difference between the average of lot pricing supplied by the Development Manager and the independent valuer then the higher of the lot pricing will be determined as the sale price.</p> <p>In the event that the determined average of lot pricing is less than the lot pricing for a stage in the Project Cashflow the CEO shall refer the matter back to Council before exercising this delegation.</p>		
<p>40</p>	<p>Authority to administer the provisions of the sales contract and proceed to dispose of the lot by private treaty subject to the requirements of Section 3.58 of the <i>Local Government Act 1995</i>.</p>		
<p>41</p>	<p>Authority to determine finance and settlement extensions and contract cancellations for single residential lots and dwellings.</p>		
<p>42</p>	<p>Authority to grant approval to proceed with the Display Village Lots Tender and Allocation Procedure in accordance with the Display Village Lot ranking as recommended by the Development Manager.</p>		
<p>43</p>	<p>Authority to establish the time/date for the sales releases.</p>	<p>Subject to all necessary documentation being completed and consistent with Project Program.</p>	
<p>44</p>	<p>Authority to grant approval to bulk earthworks, civil, infrastructure and landscape works.</p>	<p>Subject to rates being in accordance with Council approved rates for the relevant works and there being a budget allocation.</p>	
<p>45</p>	<p>Authority to allocate lots to the display home builders in accordance with the procedure outlined in the approved Catalina Beach Builders Display Villages Strategy (March 2016).</p>		
<p>46</p>	<p>Authority to administer the provisions of the sales contract and proceed to dispose of the Catalina Beach Builders Display Village lots by private treaty.</p>	<p>Subject to the requirements of the <i>Local Government Act 1995</i>.</p>	

TPRC Delegation Register

47	Authority to negotiate a price for the sale of the Catalina Central Sales Office between \$510,000 - \$530,000.		
----	---	--	--

Appendix 9.11



NATIONAL
CONGRESS



TUESDAY 17 - THURSDAY 19 MARCH | SYDNEY

Day 1 – Tuesday 17 March | Study Tours & Opening Night Event

Time	Session
9.00am	Registration Opens at Hyatt Regency Sydney
9.30am	Study Tour 1: The Great South-West - departs from hotel by coach
10.00am	Study Tour 2: Designing for the Future, Today - departs from hotel by coach
10.30am	Study Tour 3: Placemaking at its Best - departs from hotel by coach
11.00am	Study Tour 4: World-Class Urban Renewal - departs from hotel by coach
12.00pm	Study Tour 5: City Shaping Developments - departs from hotel by foot
4.00pm - 4.30pm	All tours return to hotel
6.15pm	Private Congress Boat Transfer to depart Darling Harbour for Watsons Bay
6.50pm	Arrive Watsons Bay Wharf and walk to Watsons Bay Hotel
7.00pm - 9.30pm	Oliver Hume Opening Night Event at Watsons Bay Hotel Dress Code: Beach Party / Smart Casual
9.45pm	Private Congress Boat Transfer to depart Watsons Bay for Darling Harbour
10.20pm	Arrive Darling Harbour, choose to continue networking at nearby bars in Cockle Bay Wharf, King St Wharf and Barangaroo OR go to sleep ready for the big day ahead!

Day 2 – Wednesday 18 March | Plenary Sessions & Congress Cocktails

Time	Session
8.30am	Registration Opens
9.30am	UDIA 2020 National Congress Welcome
9.40am	UDIA 2020 National Congress Opening Speech

Time	Session
10.00am	Session 1: Reserve Bank of Australia Economic Outlook
10.30am	Session 2: Transit-Oriented Development, the Urban Transformation Agenda & Beyond
11.30am	Morning Tea Break & Networking with Exhibitors
11.50am	Session 3: UDIA National President's Address & Launch of the 2020 UDIA National State of the Land
12.00pm	Session 4: National Greenfield Land Market Outlook
12.30pm	Session 5: CEO's Panel Sustainable Living – Create, Inspire and Deliver
1.15pm	Business Lounge Lunch and Coffee
2.30pm	Session 6: The Rise of Mega Regions
3.00pm	Session 7: International Spotlight - Project Case Study
3.55pm	Wrap Up
4.00pm - 6.00pm	Congress Cocktails Networking Event at Hyatt Regency Sydney

Day 3 – Thursday 19 March | Plenary Sessions & National Awards Gala Dinner

Time	Session
8.30am	Registration Opens
9.30am	UDIA 2020 National Congress Welcome
9.45am	Session 1: The Future of Globalization - Strategic Trends, Economic Competition & Technological Innovation
10.45am	Session 2: The Art of Placemaking and Role of Vertical Cities
11.30am	Morning Tea Break & Networking with Exhibitors
11.50am	Session 3: Housing the Next Generation
12.45pm	Session 4: Industry Leadership
1.15pm	Business Lounge Lunch and Coffee
2.15pm	Session 5: Prop Tech Panel - Urban Innovators
3.00pm	Session 6: Congress Closing Keynote Inspirational Speech
3.45pm	UDIA 2021 National Congress Promotion - Adelaide
3.50pm	UDIA 2020 National Congress Closing and Announcement of Prizes
4.00pm	Close of Plenary Sessions
7.00pm - 11.30pm	UDIA Wingate National Awards for Excellence Gala Dinner

Appendix 9.12



SALARIES AND ALLOWANCES TRIBUNAL

Our Ref: 11247

15 November 2019

Mr Tony Arias
Chief Executive Officer
Tamala Park
PO Box 655
INNALOO WA 6918

By email: mail@tamalapark.wa.gov.au

Dear Mr Arias

2019 LOCAL GOVERNMENT REMUNERATION INQUIRY

Thank you for your letter dated 13 November 2019, which referred to the submission made during the Tribunal's 2019 inquiry into local governments' remuneration and fees.

The Tribunal considered your submission in the course of the inquiry. However, as indicated in the determination issued on 9 April 2019, the Tribunal did not support payments of fees to a member deputising for a council member in the event an annual fee was already provided to the council member.

The Tribunal considers the annual fee is provided to council members on the basis of their full attendance and fulfilment of duties. In effect, a member has been paid to attend meetings and provision of a fee to a deputy would represent a secondary payment, which the Tribunal considers unwarranted.

The Tribunal noted that councils can provide payments to a deputy by opting to provide fees "per meeting" rather than on an annual basis.

With respect to equitable meeting attendance fees, the Tribunal reviews the rates for each category in its determination and considered the rates are set at appropriate levels, subject to the general 1% increase that was provided.

I hope that clarifies the Tribunal's views, but please contact me if further details are required.

Yours sincerely

A handwritten signature in blue ink that reads "Simon Kennedy".

Simon Kennedy
EXECUTIVE OFFICER

Appendix 9.13



Catalina



Catalina Beach: Phase 2 (Stage 29 +)

Prepared: November 2019
Committee: November 2019
Council: December 2019



Contents

1.0	Background	1
2.0	Introduction	2
3.0	Catalina Local Structure Plan	4
4.0	Catalina Beach Phase 1 (Stages 25 to 28): Approved Subdivision	5
4.1	Stage 25.....	5
4.2	Stage 26.....	5
4.3	Stage 27.....	5
4.4	Stage 28.....	5
5.0	Catalina Beach Phase 2 (Stage 29 +)	6
5.1	Vision.....	7
5.2	Key Objectives.....	7
6.0	Existing Design: Catalina Beach Phase 2 (Stages 29 +)	8
6.1	Catalina Beach Phase 2 (Stage 29 +) Preliminary Concept Plan	8
6.2	Development Yield.....	8
7.0	Catalina Beach Phase 2 Redesign – Key Principles	10
8.0	Catalina Beach Phase 2 (Stage 29 +): Key Changes.....	11
9.0	Catalina Beach Phase 2 (Stage 29 +) Development Comparison:	14
9.1	Lot Yield Comparison	14
9.2	Public Open Space Comparison	14
9.3	Commercial Land Comparison	14
10.0	High Density Development - Market Competition	15
10.1	M/30 Apartments by Match	15
10.2	Vivid Blu	15
10.3	West Hamptons Apartments - Shorehaven	16
11.0	Environmental Considerations.....	17
11.1	Topography	17
11.2	Vegetation - Tuarts	17
12.0	Landscape	19
13.0	Financial Model.....	20
14.0	Implementation	21
15.0	Summary	22
	Annexure A: Current / Proposed Local Structure Plan	i
	Annexure B: Stage 25 to 28 Approved Subdivision Plan.....	ii
	Annexure C: Preliminary Concept Plan (Current)	iii

Annexure D: Catalina Beach Phase 2 (Stage 29 +) Concept Plan (Proposed) iv
Annexure E: Catalina Beach Phase 2 (Stage 29 +) Landscape Concept Plan v

1.0 Background

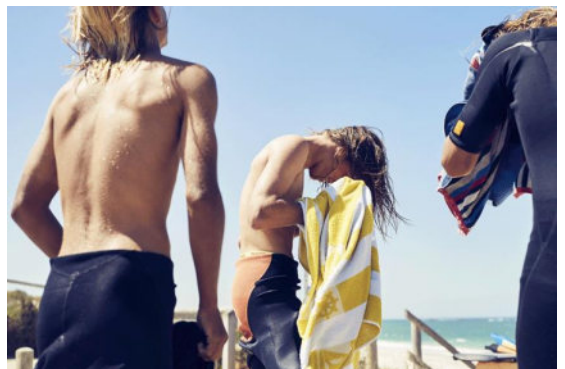
The Catalina Beach Estate represents the Tamala Park Regional Council's premium, residential estate. Given the proximity of Catalina Beach to the beach to natural amenities including Mindarie Beach and BushForever reserve and facilities including the Mindarie Marina, activity and employment centres including Ocean Keys Shopping Centre and Neerabup industrial areas and a major transport hub, being the Clarkson Train Station, the precinct is well located to leverage off its many favourable attributes.

The Tamala Park Regional Council maintain social, economic and environmental drivers as outlines in the *Strategic Community Plan*, to ensure the delivery of a successful estate not just in terms of financial gain but the legacy created through the fabric of built form, land use, culture, economic and social prosperity. Included within the Council's objectives are the requirements to:

- Provide diverse housing options that are attractive to a wide demographic and represent best practice urban design and development.
- Demonstrate high quality stewardship in environmental management and innovation in sustainability.
- Maximise return for member Councils whilst delivering environmental, social and economic objectives.
- Provide strong leadership, good governance and responsive decision making.
- Produce a quality development demonstrating the best urban design and development practice.

The Catalina Beach Estate comprises part of the Local Structure Plan area prepared for the Estate. To date, subdivision approval has been obtained for the first four stages of development within Catalina Beach (being Stages 25, 26, 27 and 28). For the purpose of budget forecasts, the former project town planning consultant prepared a subdivision concept plan. This concept did not include individual lot cadastre but street cell boundaries and was used to inform the budget.

In 2015, the Tamala Park Regional Council engaged URBIS to undertake a design review of the Catalina Beach Concept Plans. During this review, URBIS advised that the market demand for the densities proposed, in particular, the iconic development site (multi-storey apartment tower) would not yield a viable commercial return and would not be supported by the market. In the context of the URBIS review and in light of the prevailing market conditions, a review of the Catalina Beach subdivision concept has been prepared by the current project team. The concept seeks to create a premium, boutique cell within the Catalina Beach Estate creating a coastal village and providing opportunities for innovation in both planning and built form outcomes.



2.0 Introduction

In order to progress the extension of Portofino Promenade and the beach access road, a subdivision concept plan is required for the Catalina Beach Phase 2 (Stage 29 +) estate that provides greater certainty for future subdivision.

The former town planning consultants had prepared a number of subdivision concepts based on the approved Local Structure Plan for the Catalina Beach Estate for preliminary planning of the future extension of Portofino Promenade, beach access road and for budget purposes. In accordance with the approved Local Structure Plan, the concept plan prepared by the former town planning consultant identified a number of high density development sites including R100 sites intended for multi-storey apartment building(s) in response to the desire to create an iconic development.

In light of the prevailing market conditions and the lack of consumer demand for apartment dwellings within the North-West Corridor (including with the Mindarie Marina and prime ocean front Mindarie), the consultant team including; Creative Design and Planning / David Barr and Associates, Plan E Landscape Architects, Cossill & Webley Engineers, Hyd20 Environmental Scientists (hydrology), Coterra Environmental and MNG surveyors have considered concept design options for the Catalina Beach Phase 2 (Stage 29 +) development area with an outlook to maximise commercial returns, optimise built form outcomes, provide premium public spaces including streetscapes and parks (public open space), provide an activity centre and create a unique sense of place, a premium enclave within an already desirable beach side estate.

In this regard, the project team have considered the following:

- Tamala Park Regional Council Strategic Vision.
 - Economic
 - Environment
 - Built Environment
 - Social
- Optimising residential densities and the creation of market accepted products.
- Opportunities for an iconic development / redefining 'iconic development' to promote liveability, innovation, function and built form outcomes over scale.
- Opportunities for innovative built form outcomes (including, but not limited to, housing diversity, micro lots, GenY housing, intergenerational housing, adaptable housing, over 55's housing etc.)
- Preferred alignment of the Portofino Promenade extension and road connections to the Mindarie Marina.
- Preferred location and size of the commercial site.
- Location and area for drainage (including infiltration rates).
- Environmental conditions including existing vegetation (opportunities to retain tuarts) and topography.
- Location, size and function of the foreshore node public open space and green link including opportunities for public art.
- Design aesthetic and premium building materials pallet.
- The creation of an exclusive 'enclave' within the desirable Catalina Beach Estate with a unique character and local identity.



- Opportunities to demonstrate best practice suitability (cognisant of the Estate’s six leaf EnviroDevelopment accreditation).
- Enhance and promote connectivity to the Mindarie Beach and the marketability of a coastal lifestyle.

This report provides context for the proposed changes to the subdivision concept and justification for the design currently being pursued by the project team.



3.0 Catalina Local Structure Plan

The Catalina Estate is subject to a Local Structure Plan that has been approved for Catalina Beach, Catalina Central and Catalina Grove. The Structure Plan guides development through the designation of zones and strategic public open space and road networks.

The Structure Plan is currently the subject of a proposed amendment associated with the revised development concept for Catalina Grove. The Structure Plan for Catalina Central and Catalina Beach is unchanged. A copy of the Structure Plan (current and proposed) is included as Annexure A. An extract of the approved Structure Plan for Catalina Beach is included inset.



The Structure Plan proposed predominantly residential development within Catalina Beach with a range of residential densities from R30 (300m² average) to R100 (100m² average). Higher residential densities (R80 to R100) have been concentrated towards the western perimeter of the Catalina Beach Estate including an 'Iconic Development Site' at the proposed junction of Portofino promenade and the beach access extension. The intention of the 'Iconic Development' was to create a high density, multiple dwelling development. However, since the inception of the Local Structure Plan, the market demand for multiple dwelling, high density living within the corridor has not transpired. In this regard, the intention of the 'iconic development site' has been reviewed.

The Structure Plan proposes strategically significant public open space (also referred to as the Foreshore Node POS). This POS is required to provide an attractive interface with the coastal reserve and serves a significant drainage function. The design review has sought to optimise the use and functionality of this space and maximise use.

A Local Centre Site has also been identified along Portofino Promenade within proximity to the beach access connection and the foreshore node POS. The Local Centre site is envisaged to have a nett leasable area of 250m² and service the convenience requirement of the local community. In order to maximise patronage of the Local Centre, the project team have considered the location of the centre as a part of the design review for Catalina Beach Phase 2 (Stages 29 +) with an outlook to locate the Local Centre adjoining the Foreshore Node POS to encourage use of private and public open spaces.

4.0 Catalina Beach Phase 1 (Stages 25 to 28): Approved Subdivision

The Tamala Park Regional Council currently hold subdivision approval for the first four stages of development within the Catalina Beach Estate being Stages 25 to 28. A Copy of the approved subdivision plan is attached as Annexure B. The following summarises the key features of the subdivision plan:

4.1 Stage 25

- Comprises 59 single residential lots (233m² to 450m²)
- Includes 15 Display Village lots fronting Marmion Avenue
- Includes the Catalina Land Sales Office (three storey home)
- Includes 2 Group Housing Sites
 - Lot 9023: 4,559m² (temporary, landscaped land sales office car park)
 - Lot 2179: 1,795m² (vacant, frontage to linear POS Phase 1)
- Includes Linear POS Phase 1
- Include Green Link and Estate Entry Signage.

4.2 Stage 26

- Comprises 38 single residential lots (300m² to 519m²)
- Includes vehicular / pedestrian connection to existing Mindarie (through the extension of Rio Marina Way)

4.3 Stage 27

- Comprises 52 single residential lots (176m² to 617m²)
- Includes 12 rear loaded cottage lots with frontages 6 to 7.5 metres (narrow lot design)

4.4 Stage 28

- Comprises 35 single residential lots (300m² to 450m²)
- Proposed location of second beach side Display Village (up to 19 Lots, including lots fronting Marmion Avenue)
- Two Grouped Housing Sites
 - Lot 2138: 3,769m² (fronting Marmion Avenue / Portofino Promenade)
 - Lot 2180: 1,795m² (frontage to Linear POS Phase 2)



5.0 Catalina Beach Phase 2 (Stage 29 +)

Catalina Beach Phase 2 (Stage 29 +) may be described as the balance of the Catalina Beach Estate currently not subject to subdivision approval as outlined above. The area subject to of this report is framed by the western, northern and southern boundaries of the parent title and the western boundary of the approved subdivision being; Bilbao Grove and Bona Vista Road. The extent of the subject area has been shaded blue ion the plan below:



The subject area is adjacent the coastal reserve and within proximity to the future beach access connections.

5.1 Vision

The vision for this precinct is to create an authentic local coastal node that is vibrant and accessible to the Catalina community and Mindarie Quay community.

The residential development will provide opportunities for the creation of various housing types to cater for a broad range of demographic requirements. Opportunities for innovation in the built form, including aging in place, Gen Y housing and intergenerational housing have been considered

The project team have sought to create a coastal village with a particular focus on the Green Link to create an urban scale, opportunities for socialisation and recreation.

The vision for the foreshore node POS is the creation of a destination which provides for a range of lifestyle land uses including café / restaurants, convenience retailing set within a high quality landscaped environment where residence choose to recreate.



5.2 Key Objectives

The following are the two underlying objectives for the redesign of Catalina Beach Phase 2 (Stage 29 +):

- **"Medium Density Family Life"** - A medium density development that is custom designed and, whilst family focussed from a public space and amenities and housing types perspective, continue to offer lifestyle opportunities for other demographics including singles, couples and people seeking to downsize.
- **"Regenerative Suburbia"** - A suburban development that actively regenerates the native landscape and ecosystems through its treatment of water, soil, vegetation and fauna".



6.0 Existing Design: Catalina Beach Phase 2 (Stages 29 +)

6.1 Catalina Beach Phase 2 (Stage 29 +) Preliminary Concept Plan

For the purpose of budget, a subdivision concept was prepared by the Project's former town planning consultant (CLE). A copy of the indicative Subdivision Concept is included as Annexure C. The subdivision concept was conceptual only, was limited street blocks and did not illustrate the proposed cadastre of the individual lots to be created.

Based on the areas and density codings allocated and total area of residential land, the projected overall yield for Catalina Beach Phase 2 (Stages 29+) is 594 dwellings under the draft subdivision concept. The draft subdivision concept proposes the following:

6.2 Development Yield

Under the Preliminary Concept Plan prepared by the former town planning consultant, the projected overall yield for the Catalina Beach Precinct (Stages 29+) is **577 dwellings**/lots, and based on the following development and density scenarios:

- **R80-R100 High Density Residential – approx. 317 dwellings.**

The 317 dwellings yield for the R80-R100 Residential area has been calculated based on the higher density range at R100. Pursuant to R100 Residential density provisions, the following design and built form outcomes may be confidently applied:

- Building Height – 4 Storey;
- Plot Ratio – 1.3 : 1;
- average dwelling size of 80sqm assumed based on a conservative design; and
- a stand-alone residential development module of 6 dwellings per floor and 4 storeys thus typically yielding 24 dwellings per building.

To achieve the 317 dwellings target, approximately 9.3 of the above stand-alone residential development modules would be required.

NB. The original site had a gross site area of 2.78 hectares, for which a net developable area of 2.09 hectares has been calculated based on the assumption of minimum 0.695 hectares (25% of the gross area) for road access.

For later comparison with the revised concept, should the same area have been developed under a Single House scenario, this would have equated to an approximate yield of 174 Single Houses (based on an R80 – 120sqm lot average).

- **R60 Medium Rise – approx. 39 dwellings.**

The 39 dwelling yield for the R60 Residential coding has been calculated based on the following provision of 1 designated site at 3,858sqm in area, and includes:

- Building Height – 3 Storey;
- Plot Ratio – 0.8 : 1; and
- average dwelling size of 80sqm assumed based on a conservative design.

- **R60 Single Residential lots – approx. 20 dwellings (lots).**
The R60 Residential code yields 20 lots based on a 6m x 30m lot configuration and typology. The lots are designed with vehicular access from the adjacent rear laneway.
- **R30 Single Residential Lots – approx. 201 dwellings (lots).**
The R30 Residential code yields 201 lots comprising traditional detached houses with lot frontages ranging from 10.5m – 17m, typically with front-loaded access, and with 1 and 2 storey design options.

7.0 Catalina Beach Phase 2 Redesign – Key Principles

To optimise the built form outcome for the Catalina Beach Estate – Phase 2, the project team were required to undertake a review to the existing Design. The consensus being:

- The design review of Catalina Beach Phase 2 (Stage 29 +) takes into consideration the area, configuration, location and quantum of high density, apartment sites (R80 to R100). The proposed amendment to the Given the limited uptake and success of apartments within the northern corridor, consideration has been given to a commercially responsive built form outcome. As evident is section 9.0 of this report, the demand for apartment living within the corridor, including within Mindarie, is limited. The M30 Apartments by Match with ocean frontage to Clayton’s Beach have been withdrawn from sale due to market conditions and the Sale of the Vivid Blu apartments within the Marina have been managed in a falling market with very slow sales. These apartments / proposed apartments arguable offer higher amenity (proximity to the Marina / direct ocean views and would be deemed more desirable by most consumers.
- The road network heading westward and to the Mindarie Marina did not support the creation of a ‘village’ or sense of place. When considering options in the re-design, the project team has sought to create a pedestrian oriented village environment that creates a unique place to visit. This included consideration of the road widths, treatment of medians and road verges, location and type of parking, residential densities, design of public open space and position of the commercial facilities.
- The optimal location of the local centre was considered. The project team concluded that the preferred location for the local centre site was adjoining the foreshore node public open space. This location provides opportunities to seamlessly transition public and private space and create a blurred distinction between the public and private realm. The relocation of the commercial site also created the opportunity for passive surveillance over the park and play space. Other commercial development with adjoining play spaces have proven successful and popular including the Mezz in Mount Hawthorne and Empire Village Shopping Centre in City Beach (albeit a car park divides the centre from the park).
- In considering lot typologies, the project team considered the TPRC’s objectives for innovation throughout the design.
- Creating opportunities for a high-quality urban environment through environmental and landscaping considerations. In order to optimise the character and design aesthetics, the project team have considered; road widths and design including verge and median treatments, location and size of street trees, locations and function of the public space / foreshore node POS, interface with the north-



south dual use path, integration of draining into the design of the POS, integration of public art into the POS and throughout the subdivision area, scale of development and topographical information.

- In considering the fluid nature of Western Australian Housing market, the project team have considered and delivered a design that is robust and flexible. In this regard, should market conditions change and the demand for multiple dwelling / apartments increase over the coming years, the plan is adaptable and can accommodate multiple lot typologies and configurations.

8.0 Catalina Beach Phase 2 (Stage 29 +): Key Changes

The proposed redesign maintains elements of higher density, however it introduces a wider variety of residential lot and dwelling typologies, including innovative lot types, as follows:

- **Exploring a case for 'Micro Lots' – approx. 12 dwellings/lots.**

The proposed redesign provides for 12 single-residential allotments coded Residential R80 – R100, these to be explored in lieu of multi-storey apartment options presented under the previous CLE design.

Developed under Green Title tenure, the proposed 100sqm lots may likely be developed by one developer to offer bulk and massing comparative to a Grouped or Multiple Dwelling development. These lots will complement the adjoining larger lots and offer diversity of housing for 2-bedroom homes close to public amenity.

- **Exploring a case for R60 – R100 'Multi-Generational' Homes – approx. 30 dwellings over 10 lots.**

Up to 10 sites are proposed and yielding 3 dwellings each, with again this design option to be explored in lieu of multi-storey apartment options presented under the previous CLE design.

These sites have been designed to cater for a built form which is more conducive to the building scale of the surrounding Single and Terrace Houses. These dwellings will offer intergenerational living, option for live-in carers, as well as singles and couples.

- **Exploring a case for R60 Single Residential Terrace lots – approx. 83 dwellings/lots.**

Proposed within a medium precinct focussed around Portofino Boulevard, this precinct may offer specific guidelines that augment the broader estate guidelines in creating a defined sense of place and character for the Beach Precinct's 'Hub'. The precinct provides arrange of housing typologies addressing the 'missing middle' of smaller scale residential homes that provide alternative living options to those in the surrounding areas. To provide an attractive and engaging streetscape outcome, most of these lots will be designed with vehicular access from an adjacent rear laneway.

Final yields may be influenced by offering larger lots in certain locations, these perhaps comparative to R40 density requirements.



- **Continuing to offer conventional R40 Single Residential Lots – approx. 24 dwellings/lots.**
The residential area at the north-western portion of the site is coded R40 and caters for 24 alternative housing typologies. The lots will typically average 220m² thus allowing for a single or double garage at the front of the house. The residential dwellings will be offered as either 1 or 2 storey detached houses, with mandated 2-storey suggested in more prominent locations.
- **Continuing to offer conventional R30 Single Residential Lots – approx. 262 dwellings/lots.**
The R30 Residential areas will include conventional front-loaded detached dwellings of either 1 or 2 storeys. The mandating of 2-storey dwellings is recommended in more prominent locations to potentially establish higher quality home specifications towards the western (coastal) end of the Beach Precinct.
- **Exploring a case for Mixed Use Apartments – yields subject to further design options.**

Mixed use development on two key sites along the Portofino Boulevard ‘Main Street’ may be further explored in which ground floor commercial space may be offered and that can expand as the market shifts.

The two sites, being the main (Local Centre) commercial site, and corner site at the western-most end of Portofino Boulevard provide opportunity for apartment living if the market turns; this with opportunity for increased heights of between 3 – 5 storeys.

The initial development of the main commercial site may include a temporary café (i.e. an up-spec transportable building) until a more substantive commercial building, or mixed-use development becomes more financially viable to construct. The temporary option offering immediate amenity for existing residents.

Likewise, for the prominent western corner site, development of this site may be withheld until an up-turn in the property market and a higher density development option is viable for TPRC to build out or to on-sell to a private developer. In the interim this space may be landscaped or offered for other ‘pop-up’ land uses and activities desirable and complementary to the Catalina Beach Precinct and its future residents.

The projected overall yield for Stages 29+ is **411 lots/dwellings**. Whilst this figure equates to an estimated reduction of approximately **166 lots/dwellings**, the original yield calculations were heavily dependent on the ‘existing development scheme’ developing the various Multiple Dwellings sites (R80 – R100 area) to their full potential.

It was recognised in previous studies undertaken by Urbis that development of the R80 – R100 englobo site for high-density apartment type living was not practical or viable in the current property market. Consequently, a different approach to medium density Grouped Dwelling and Single House designs has now been pursued by the project team; this to provide a better balance between viable and commercial (sales) offerings to meet market demands, whilst also achieving density and diversity objectives sought by the TPRC.

The proposed redesign supports the strong alignment of Portofino Promenade from Marmion Avenue towards the coast as a direct delineation to the local beach destination. The streetscape character of a boulevard road is continued with proposed changes to the colour and texture of the streetscape to ‘slow the pace’ and to put a greater emphasis on the importance of a safer pedestrian and cyclist environment shared with private vehicles and buses.

The street layout is legible and directly connects to Portofino Promenade as well as towards the coastal foreshore and the beach. Multiple connections to the existing Mindarie suburb to the north provides connectivity and permeability to neighbouring facilities and infrastructures. The street alignments ensure future all dwellings can be designed with good solar orientation principles.

The street layout and the relocation of the Tamala Park West Local Centre marginally south-east of its original location enables the accommodation of wider range of housing typology to cater for a greater demographic profile and preliminary market analysis for Catalina Estate.

The two-main public open spaces are central to the Catalina Beach catchment. Both main public open spaces will provide passive recreation and gathering areas, drainage as well as for the extension of the coastal landscape into the Estate.



A copy of the Catalina Beach Phase 2 (Stage 29 +) concept plan is included as Annexure D.

9.0 Catalina Beach Phase 2 (Stage 29 +) Development Comparison:

9.1 Lot Yield Comparison

The following table summarises lot yield comparison between the draft CLE Concept Plan and the revised Catalina Beach Phase 2 (Stage 29 +) Concept Plan:

	Stage 29+										Stage 25-28			Total Net Residential Dwellings	
	R100	Grouped Housing (R60)	Dwellings Sub Total	Micro Lots	R60	R40	R30	Residential Lots Sub Total	Sub Total	Commercial	GH - R60	R40	R30		
Plot Ratio	13	0.6	-	-	-	-	-	-	-	-	0.8	239	403		
Awd Dwelling/Lot (m2)	20	90	100	160	160	403									
Existing Plan	Area Ha	2.0692	0.1613	2.2505	0	0.3782	0	7.6879	8.0761	10.5511	0.2245	1.192	0.6718	6.2922	18.707
	Dwelling Yield	339	17	356	0	20	0	201	221	577	1	118	28	156	879
Proposed Plan October 2019	Area Ha	0	0.3341	0.3341	0.117	0.9027	1.1364	7.6555	9.8116	10.3702	0.2245	1.192	0.6718	6.2922	18.526
	Dwelling Yield	0	30	30	12	46	45	205	308	338	1	118	28	156	640

9.2 Public Open Space Comparison

The following table summarises the differences in the provision of public open space between the CLE Draft subdivision Concept and the Catalina Beach Phase 2 (Stage 29 +) Revised Concept Plan:

Public Open Space Comparison

POS Area	CLE Plan no 2228-336C-02	CD+P/DBA Concept
Foreshore (Main) POS	Total 1.9799ha <i>comprising</i> : <ul style="list-style-type: none"> Core POS Component – 1.8419ha Lot 8025 Sewer Pump – 0.138ha 	Total 1.8777ha <i>comprising</i> : <ul style="list-style-type: none"> Core POS Component – 1.7397ha Lot 8025 Sewer Pump – 0.138ha
Foreshore PAW	0.2901ha	0ha NB. No POS provided based on revised Regional DUP design.
Total POS (Minus Lot 8025):	2.1319ha	1.7397ha
Difference:		Less 0.3922ha

9.3 Commercial Land Comparison

The following table summarises the differences in the provision of Commercial Land between the CLE Draft subdivision Concept and the Catalina Beach Phase 2 (Stage 29 +) Revised Concept Plan:

West Tamala Park Local Centre (Commercial Site) Comparison

POS Area	CLE Plan no 2228-336C-02	CD+P/DBA Concept
Commercial Site	0.1765ha NB. Based on current LSP layout north side of Portofino Blvd.	0.2245ha NB. Relocated site south of Portofino Blvd adjacent Main Foreshore POS.
Difference:		Plus 0.048ha

10.0 High Density Development - Market Competition

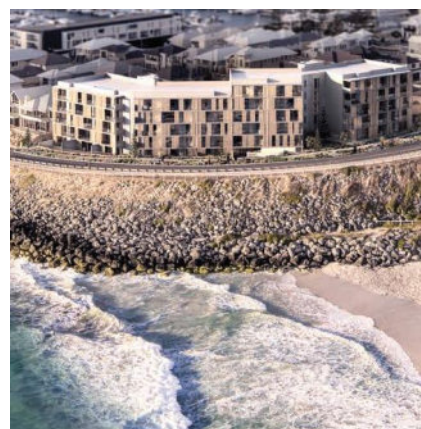
In 2015, URBIS prepared the Western Cell Integrated Urban Design report and plans. The market research undertaken by URBIS indicated that there was insufficient market depth to support the successful construction and sale of a high density multiple dwelling site within Catalina Beach in accordance with the 'Iconic Development' expectations of the Structure Plan.

SPG consider that the research of URBIS provided an accurate assessment of the market conditions. The concept plan prepared Creative Design and Planning / David Barr and Associates rationalises the R100 coded land. In lieu of large R100 group housing site, the current concept plan proposes a select number of micro-lots (R100) to achieve high density and diversity in housing stock. R60 development frames Portofino Promenade on the east / west alignment with R40 densities proposed on the north / south alignment. The proposed density mix will ensure a logical transition between medium and higher density development creating a legible and appealing urban fabric.

The following advice regarding similar high density residential developments proposed and / or constructed within the Northern Corridor and more specifically, Mindarie have been included as further justification to demonstrate poor performance for the omission of the 'Iconic Development' (R100 multiple dwelling development) reference and to realign Council's expectations to achieve a development that is iconic in terms of its quality and innovation rather than scale. SPG strongly recommends that the Council does not pursue an R100 apartment / multiple dwelling development within the Catalina Beach Estate.

10.1 M/30 Apartments by Match

- Future 50 unit apartment block in existing Mindarie
 - 10 single bedroom apartments
 - 20 two-bedroom apartments
 - 20 three-bedroom apartments
- \$15 million development overlooking Clayton's Beach
- Location: Alexandria View
- Five Storey development
- Expected completion initially listed as 2018 revised to 2020 before the project was withdrawn from the market by developer Match (Mindarie JV Pty Ltd).
- Development has not commenced on site.
- Prices initially forecast to be listing from \$599,000 (2016) revised to \$495,000 (2019).
- Purchase price \$11,000,000 (2015)
- Area 3,908m². Ocean frontage / water front. Uninterrupted ocean views.
- Superior location, immediately adjacent beach (albeit unsafe swimming beach)



10.2 Vivid Blu

- Construction completed in January 2019

- 26 unit development
- 4 x one bedroom + study
- 12 x two bed room one-bathroom apartments
- 6 x two bed room, two-bathroom apartment
- 4 double storey (three-bedroom x two bathroom) penthouse apartments.
- Location: Tacoma Lane, Mindarie
- Three Storey Construction
- Superior Location within the Marina. Waterfront.
- All product types currently available
- Available data indicates that seven of the 24 units have sold with one apartment of each type currently on the market.
- Days on Market 985+
- Initial list price from \$599,000 (2016). Currently, offers from \$500,000 / All offers presented (2019).



10.3 West Hamptons Apartments - Shorehaven

- 68 apartments
- One, two and three-bedroom configurations ranging in size from 60m² to 185m²
- Starting from \$311,000
- The apartments have been withdrawn from sale by the developer due to low interest.



11.0 Environmental Considerations

11.1 Topography

The development and construction of the Catalina Beach Phase 2 (Stage 29+) is required to tie in to the existing levels of the established Mindarie to the north, the subdivision of Catalina Beach to the east (Stage 25 to 28), the north-dual use path to the west and the foreshore to the south.

The topographic constraints of the site represent several challenges to the design including containing drainage onsite and vegetation retention.

The Catalina Beach Estate is required to contain a 1:100-year storm water event on site without any discharge into the foreshore. Opportunities to discharge to the foreshore in accordance with the state planning policies were requested and considered however, the Department of Planning, Land and Heritage denied the request. In this regard, the foreshore node POS will be required to serve a large drainage function. The intention is to increase basin depths towards the western perimeter of the Estate creating a lush landscaped swale. The POS areas with greater functionality would be located adjacent the proposed commercial site. Over excavation of the foreshore node POS will be required to ensure infiltration rates achieve the permeability required to accommodate a 1:100-year storm event.

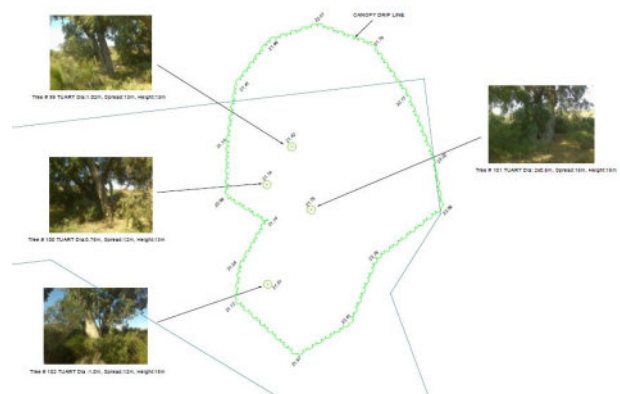
11.2 Vegetation - Tuarts

There is a stand of four tuart trees located near the northern boundary of the Catalina Phase 2 development area. The Tuarts although significant in size are located within a depression within the Estate. Retaining the trees is problematic due to level changes between the existing Mindarie residence and the balance of the subdivision area.

In 2015, The Urbis report Catalina Western Cell Integrated Urban Design considered the retention of the Tuarts. In reviewing this recommendation, the TPRC wrote to Urbis advising that due to the additional costs, opportunity loss and ability to retain trees within alternative areas throughout the Estate (including the foreshore reserve and Catalina Grove) a subdivision concept that did not retain the trees would be advanced.

In addition to the above, advancement of the 'no tree retention' design option be progressed for the following key reasons:

- The broader Catalina project has already negotiated significant areas of potential developable land for conservation and tree retention purposes, this both internally to the site and some 90 hectares comprising part of the extensive coastal foreshore reserve.
- The Beach Precinct in isolation currently offers close to double its Public Open Space requirement of 5% contribution; this as per the Estate's negotiated planning solution between the Western Australian Planning Commission and the Tamala Park Regional Council, and fully endorsed by the City of Wanneroo.
- The current Public Open Space contribution for the Beach Precinct is ~3.08ha, for which only 1.596ha is required.



- The retention of tuart trees will require minimum 4,500m² additional Public Open Space within the Beach Precinct to:
 - provide sufficient space around the trees, thus clear of any retaining walls and associated construction works; and
 - provide sufficient space for stormwater provision – this by virtue of creating a low point for which stormwater drainage would now need to flow as a result of changing the broader Precinct’s drainage strategy.
- Should 4,500m² be added to the Beach Precinct, there is limited capacity for this additional space to be offset elsewhere (i.e. reducing Public Open Space in other Precincts). Given the established subdivision and Public Open Space allocations in the Central and Grove Precincts to date, and potential for larger areas of POS being required to accommodate retention of better quality trees elsewhere (as per TPRC objectives) and stormwater drainage requirements, the additional 4,500m² of additional POS required would result in a significant oversupply of Public Open Space for the broader Estate and consume land otherwise developed for residential purposes.
- In general terms, the loss of 4,500m² Nett Developable Area would equate to a loss in potential lot sales (i.e. 13 lots at average 350sqm). Whilst the project profit loss of 13 lots is a significant consideration, the retention of the subject tuart trees would also impose significant construction costs and sales losses associated with:
 - additional earth-working and retaining required for all residential cells in proximity to the POS given the significant level difference between the trees and fixed adjoining development (i.e. Mindarie Estate and established lots in the Beach Precinct);
 - minimal ‘value adding’ to lot prices for those lots fronting the Public Open Space by virtue of poor interface and its useability due to the likely significant level differences between the lots and Public Open Space; and
 - potential discounting of lot sales where additional build costs are required to manage site constraints resultant of the severe level differences caused by the tree retention.



The project funds and profits saved by not retaining the trees could be best reallocated to enhance general streetscapes and tree planting within existing or proposed Public Open Space, or to rehabilitate other strategic bush/tree retention areas identified for their conservation merit.

12.0 Landscape

The landscape design will articulate a premium aesthetic through the use of mature and advanced canopy trees, premium civil features including pavement treatment and street furniture, bespoke public art installations and high quality, custom play spaces.



The landscape aesthetic for the Catalina Beach Phase 2 (Stage 29 onwards) will continue to utilise a similar vegetation pallet to the approved Stages 25 to 28. Opportunities to transplant mature and advanced vegetation will be considered with an outlook to maximise greening, shading and canopy from the construction of the Portofino Promenade extension and Stage 28.

The landscape architect has proposed to continue the use of tree species including:

- Australian Native Hibiscus
- Peppermint Trees
- Coral Trees
- Norfolk Island Pines
- Rottneest Island Tea Trees and
- Coastal Sheoak



ARAUCARIA HETEROPHYLLA



ERYTHRINA INDICA



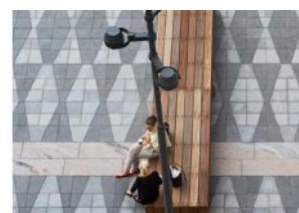
AGONIS FLEXUOSA

The current approved budget forecasts completion of the foreshore node park within FYE 2024. The development of the foreshore node park has been programmed to coincide with the construction of Stage 28.

The landscape architects have been instructed to maximise the play and interactive components within the foreshore node park. The City of Wanneroo control the amount and type of equipment within each park across the Estate and the City with an outlook to ensure that ultimately, the City of Wanneroo have the financial capacity to service and maintain public open space instated by the developer. The City mandates the maximum provision of play equipment that may be located with each public space area. The projects landscape architect shall consider all opportunities to maximise the amenity offered within the foreshore node POS in the context of the existing POS areas. In this regard, the installation of nature play elements, public art and functional structure will be considered with an outlook to enhance the aesthetic qualities and functionality of the park as far as practical.

The landscape architects have proposed the use of a premium pallet in the civil design components of the Catalina Beach Phase 2 (Stage 29 +) area. This includes the use of alternative pavement and road treatment types to enhance the unique identity of the precinct and create a high-end product.

A copy of the Landscape Concept Plan is included in Annexure E.



13.0 Financial Model

The following table provides a quid pro quo comparison between the draft concept plan prepared by the former town planners for the purpose of budget and the current design:

Catalina Beach Analysis - Stage 29 on					
Mapping		REVISED PLAN	MID-YEAR BUDGET REVIEW	VARIANCE	
	Residential lots (excl. group housing)	381	310	71	
	Residential saleable area	100,020 m ²	102,244 m ²	(2,224 m ²)	
	Commercial area	2,245 m ²	-	2,245 m ²	
	Total saleable area	102,265 m ²	102,244 m ²	21 m ²	
	Avg. resi lot size	263 m ²	330 m ²	(67 m ²)	
	UNESCALATED GROSS REVENUE				
	Residential income	103,273,000	99,487,045	3,785,955	
	Commercial income	853,100	-	853,100	
	TOTAL UNESCALATED GROSS REVENUE	104,126,100	99,487,045	4,639,055	
	DIRECT SELLING	<i>per lot</i>			
	GST	4,545			
	Selling commission	2.10%	2,186,648	2,089,228	(97,420)
	Project management	2.25%	2,342,837	2,238,459	(104,379)
	Settlement fees	400	152,400	124,000	(28,400)
	Rebates	12,800	4,876,800	3,968,000	(908,800)
	TOTAL DIRECT SELLING COSTS		11,368,058	9,828,777	(1,539,281)
	UNESCALATED INFRASTRUCTURE COSTS		3,267,420	3,267,420	-
	TOTAL UNESCALATED INFRASTRUCTURE COSTS		3,267,420	3,267,420	-
	UNESCALATED CIVIL COSTS	<i>per lot</i>			
Civils	Bulk Earthworks and Civils		22,706,000	17,879,700	(4,826,300)
Headworks	Headworks		2,131,200	1,723,900	(407,300)
Local Auth Sprvision & WC plng	Local Auth Sprvision & WC plng		117,800	93,000	(24,800)
Western Power Fees	Western Power Fees		764,000	618,000	(146,000)
Engineering Consultants	Engineering Consultants		1,094,500	912,000	(182,500)
	Local Auth Scheme Costs		382,185	382,185	-
	Survey / Titles	1,200	457,200	372,000	(85,200)
	TOTAL UNESCALATED CIVIL COSTS		27,652,885	21,980,785	(5,672,100)
	UNESCALATED LANDSCAPING COSTS		7,428,168	7,428,168	-
	TOTAL UNESCALATED LANDSCAPING COSTS		7,428,168	7,428,168	-
	TOTAL GROSS PROFIT		54,409,569	56,981,895	(2,572,326)
	Notes				
	- Sales rates and holding cost implications of higher yield under new design not considered above				

As evident from the table above and based on a like for like comparison (which assumes the same / m² rate for residential land sales), there is a modest reduction in revenue of 4.7%. The reduction in revenue may be attributed to:

- Increased infrastructure costs including:
 - additional roads required to service rear loaded, cottage product (38% increase in road length)
 - retaining walls
 - modest costs to earthworks.

Despite the reduced revenue forecast in the financial model, SPG are satisfied that the revised plan results in a more commercial saleable estate. A value of \$1000/m² has been applied to residential land. This value is comparable to the square metre rate applied to stages 25 to 28. SPG consider that the land within Catalina Beach Phase 2 (Stage 29 +) is more desirable due to location and are confident that the design and landscape pallet will yield a higher result. In this regard, it is assumed that a premium between 10% and 20% may be applied to the value of the lots within the Phase 2 area. Assuming a premium of 10% is applied to the sale of residential land within the Phase 2 area, the TPRC may yield an increase in revenue of \$7,754,974.

14.0 Implementation

Upon the Council resolving to accept the Catalina Beach Phase 2 (Stage 29 +) Concept Plan, Creative Design and Planning will meet with the City of Wanneroo and DPLH to determine if a subdivision plan can be progressed under the current, approved structure plan. Given the negligible changes proposed, the project team consider that the DPLH with City support have delegation to consider future subdivision application / land use applications on the basis of “*Due Regard*”. However, this is subject to the agreement of the City of Wanneroo / DPLH.

Should the City of Wanneroo determine that a minor structure plan amendment is required, the following tasks would be undertaken.

- Meeting with the City of Wanneroo (and DPLH) to discuss the proposed changes;
- Liaise with sub-consultants, if required, to review and finalise any necessary input;
- Update Part 1 of the Structure Plan and any applicable appendices justify the amendment;
- Prepare an Addendum – Explanatory Report for the proposed amendment;
- Finalise and lodge all reports with the City of Wanneroo;
- Monitor Council advertising (if required, if considered a minor amendment, advertising is not required);
- Liaise with the City Officers prior to the amendment being referred to DPLH;
- Monitor DPLH assessment of the Amendment to the Structure Plan;
- Review WAPC Schedule of Modifications and liaise with project team and undertake required modifications;
- Prepare final Structure Plan report package and lodge for WAPC endorsement.

If TPRC are required to progress a minor structure plan amendment, it is estimated that a structure plan amendment would be lodged within three months of receiving Council approval to proceed with the concept plan and determined by the City of Wanneroo and WAPC / DPLH within six months subsequently.

A subdivision application will be lodged with the WAPC to facilitate the creation / extension of Portofino Promenade and foreshore access road and car park. The alignment of the Portofino Promenade extension and beach access / car park is determined within the Catalina Beach Phase 2 Concept Plan. The ability to lodge the subdivision plan is predicated upon Tamala Park Regional Council’s acceptance of the Catalina Beach Phase 2 Concept Plan. The subdivision application may proceed concurrently with the Local Structure Plan Amendment (if required).

15.0 Summary

The redesign of the Catalina Beach Phase 2 (Stage 29 +) has been progressed to optimise the environmental, social and built form outcomes for the project.

The design of the Catalina Beach Estate Phase 2 (Stage 29 +) seeks to facilitate innovative housing types including intergenerational housing, aging in place and GenY housing through the provision of diverse lot typologies. The Concept Plan seeks to optimise opportunities for commercially viable density including micro-lots and smaller group housing sites offering opportunities for 'boutique' density.

The Concept Plan has been developed in a way that is flexible, robust and may be adapted to changing market conditions should the demand for increased residential densities evolve.

The key features of the redesigned Concept Plan for Catalina Beach Phase 2 (Stage 29 +) are:

- Relocation of the local centre to adjoin the foreshore node POS on the southern side of Portofino Promenade creating an opportunity for recreation to 'spill' between the private space and the public open space areas.
- Increasing the size of the Local Centre Site by 0.48 hectares.
- Rationalisation of high density developable land with an outlook to create an urban village along Portofino Promenade with an appropriate scale.
- In light of prevailing market conditions, re-thinking the expectations of an iconic development to no longer focus on height and scale but liveability and innovation through alternative built form outcomes. Removal of the reference to an 'iconic development from the Local Structure Plan.
- Optimising landscape outcomes through the installation of advanced and mature trees, creative landscaped drainage swales, innovative play equipment including nature play, blurred distinction between public open space and privately owned land, installation of public art and creating an aesthetically appealing interface between the foreshore reserve and the Estate.
- Reduction in POS area of 0.3922 hectares noting that the Estate maintains over the 10% POS requirements for the Estate and the 5% for Catalina Beach as agreed in the Negotiated Planning Solution.
- In recognition of market demand, removing R100 density group housing sites from the Concept Plan in favour of R60 densities. R100 sites have been provided to facilitate innovative housing typologies on micro-lots.
- Transition of residential densities with medium density development focused along Portofino Promenade, the green link, public open space and commercial sites.
- Creation of an Urban Village / activity centre along Portofino Promenade. The extension of Portofino Promenade through Stages 29+ would create a unique sense of place with bespoke design guidelines, the use of alternative construction materials in the public spaces and traffic calming measures.
- Lot typologies that promote innovative housing types including micro-lots, GenY housing, shared living, multi-generational homes and adaptable homes to enable aging in place.

Upon acceptance of the Concept Plan by the Council in December 2019, a subdivision plan will be progressed to extend Portofino Promenade westward and facilitate the construction of the Foreshore access road.

Concurrently a minor local structure plan amendment will be progressed to relocate the local centre site, rationalise densities and remove the reference to the iconic development site.

Council's acceptance of the Structure Plan during its meeting in December is required to achieve the following Milestones of the Annual Plan:

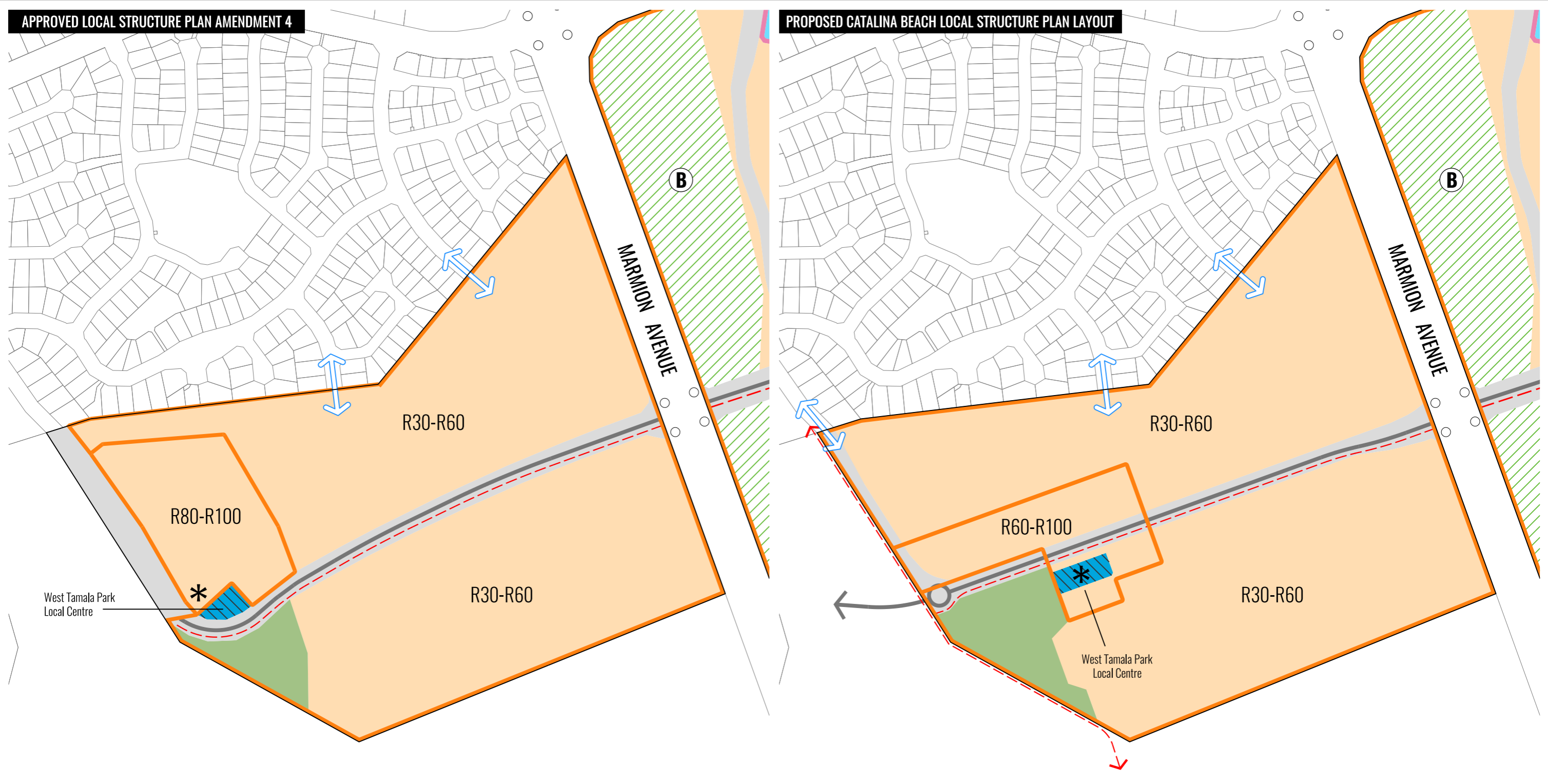
- Catalina Beach Concept Plan Refinement – optimise opportunities for seamless integration with the foreshore, established Mindarie and density and housing choices.
- Extension of Portofino Promenade to the Western boundary of the Estate creating a stronger connection to the beach and a coastal lifestyle.
- The creation of an access road, carpark and pedestrian path to the beach through the foreshore reserve providing a true coastal link for the Catalina residents and surrounding community.

SPG recommends that the Tamala Park Regional Council endorse the revised Catalina Beach Phase 2 (Stages 29+) Concept Plan as presented. The Concept Plan is responsive to prevailing market conditions and is robust in design. Should market demand for high density apartments within the corridor and estate improve, opportunity exists to undertake minor modifications to facilitate higher density development if required. The Concept Plan promotes a unique character for the Phase 2 (Stage 29 +) Area.

Annexure A: Current / Proposed Local Structure Plan

APPROVED LOCAL STRUCTURE PLAN AMENDMENT 4

PROPOSED CATALINA BEACH LOCAL STRUCTURE PLAN LAYOUT



LOCAL STRUCTURE PLAN LEGEND

STRUCTURE PLAN BOUNDARY	STRATEGIC PUBLIC OPEN SPACE (INDICATIVE LOCATION)	TRAFFIC SIGNALS (NOTE 6)	ACTIVE TIPPING FACE	ZONES	RESIDENTIAL
RESIDENTIAL DENSITY RANGE BOUNDARIES	NEIGHBOURHOOD CONNECTORS	LOCAL ROAD CONNECTION	BUFFER POSITION		MIXED USE
ICONIC DEVELOPMENT SITES	PRINCIPLE SHARED PATH	LEFT IN/LEFT OUT INTERSECTION			COMMERCIAL
LOCAL OPEN SPACE	SIGNIFICANT SOCIAL/PEDESTRIAN/CYCLE LINKAGE				CIVIC AND CULTURAL PS (PRIMARY SCHOOL)

LOCAL STRUCTURE PLAN COMPARISON

Catalina Beach, TAMALA PARK
For Satterley Property Group (A Tamala Park Regional Council Project)

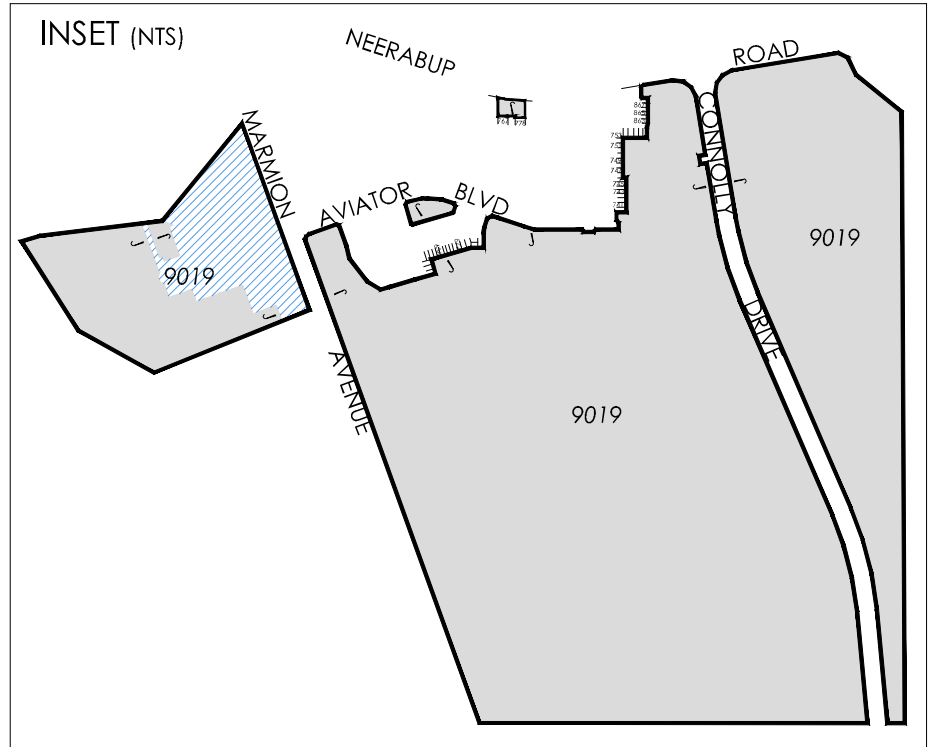
NORTH
Scale: 1:5000 @ A3
0 50 100 150m
PLAN: TAMCA-5-009 REVISION:
DATE: 15/10/2019 DRAWN: JP
PROJECTION: PCG 94 PLANNER: TV
DATUM: AHD CHECK: JH

Creative DESIGN + PLANNING
A 28 Brown Street, East Perth WA 6004
P (08) 9325 0200
E info@creativedp.com.au
W creativedp.com.au
Copyright Creative Design + Planning. No part of this plan may be reproduced in any form without prior consent from CD+P. All care has been taken in preparation of this plan but no responsibility is taken for any errors or omissions and is subject to change. Areas and dimensions shown on plan are subject to field survey. Caregivers depicted on plan are diagrammatic only.

Annexure B: Stage 25 to 28 Approved Subdivision Plan

All road carriage way detail depicted on this subdivision plan including road pavements, road treatments, medians or parking, are for illustrative purposes only and are subject to final engineering design and separate approval processes. The detail reflects the preferred urban design intent for the road network standards.

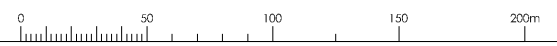
All dimensions and areas depicted on this plan are subject to pre-cal and final survey and will vary from the figures shown. This plan remains the property of CLE.



	Lot 9019 - 289.4972ha	Yield Single Residential - 184 lots Group Housing - 4 lots Balance - 1 lot Total - 189 lots
	Subject Area - 14.6419ha	
	Balance of Lot 9019 - 274.8553ha	

All road carriage way detail depicted on this subdivision plan including road pavements, road treatments, medians or parking, are for illustrative purposes only and are subject to final engineering design and separate approval processes. The detail reflects the preferred urban design intent for the road network standards.

All dimensions and areas depicted on this plan are subject to pre-cal and final survey and will vary from the figures shown. This plan remains the property of CLE.



PROPOSED SUBDIVISION
 Lot 9019 Marmion Avenue, Catalina Estate
 City of Wanneroo

plan no: 2228-385F-01
 scale: 1:3,000@A3
 date: 24.02.2016



Annexure C: Preliminary Concept Plan (Current)

All road carriageway detail depicted on this subdivision plan including road pavements, road treatments, medians or parking, are for illustrative purposes only and are subject to final engineering design and separate approval processes. The detail reflects the preferred urban design intent for the road network standards.

All dimensions and areas depicted on this plan are subject to pre-cal and final survey and will vary from the figures shown. This plan remains the property of CLE.



DRAFT



PROPOSED SUBDIVISION (BALANCE LOTS)
 Lot 9015 Marmion Avenue, Catalina Estate
 City of Wanneroo



plan no: **2228-336C-02**
 scale: 1:3,000@A3
 date: 22.01.2015

T: (+618) 9382 1233 F: (+618) 9382 1127
 E: admin@cleplan.com.au
 www.cleplan.com.au
 L2-36 ROWLAND STREET SUBIACO WA 6008
 PO BOX 796 SUBIACO WA 6904

This plan is current at the revised date & subject to approval, survey & engineering detail. This plan remains the property of CLE ©

Annexure D: Catalina Beach Phase 2 (Stage 29 +) Concept Plan
(Proposed)



LEGEND	
	CATALINA BEACH SITE BOUNDARY
	RESIDENTIAL R30
	RESIDENTIAL R40
	RESIDENTIAL R60
	RESIDENTIAL R100

RESIDENTIAL DESIGN CODES

Catalina Beach, TAMALA PARK

A Tamala Park Regional Park Project

NORTH

Scale: 1:3500 @ A3

PLAN: TAMCA-1-020
 DATE: 15/10/2019
 PROJECTION: PCG 94
 DATUM: AHD

REVISION:
 DRAWN: JP
 PLANNER: CM
 CHECK: JH

A Unit 2, 464 Murray Street, Perth WA 6000
 P (08) 6333 1888
 E info@creativdp.com.au
 W creativdp.com.au

Copyright Creative Design + Planning. No part of this plan may be reproduced in any form without prior consent from CD+P. All care has been taken in preparation of this plan but no responsibility is taken for any errors or omissions and is subject to change. Areas and dimensions shown on plan are subject to field survey. Careless errors depicted on plan are diagrammatic only.

LOCAL STRUCTURE PLAN LEGEND	
	STRUCTURE PLAN BOUNDARY
	RESIDENTIAL DENSITY RANGE BOUNDARIES
	ICONIC DEVELOPMENT SITES
	LOCAL OPEN SPACE
	STRATEGIC PUBLIC OPEN SPACE (INDICATIVE LOCATION)
	NEIGHBOURHOOD CONNECTORS
	PRINCIPLE SHARED PATH
	SIGNIFICANT SOCIAL/PEDESTRIAN/CYCLE LINKAGE
	TRAFFIC SIGNALS (NOTE 6)
	LOCAL ROAD CONNECTION
	LEFT IN/LEFT OUT INTERSECTION
	ACTIVE TIPPING FACE
	BUFFER POSITION
ZONES	
	RESIDENTIAL
	MIXED USE
	COMMERCIAL
	CIVIC AND CULTURAL PS (PRIMARY SCHOOL)



Source: TPG

The particulars of this plan are supplied for information purposes only and shall not be taken as representation in any respect on the part of the Vendor or its agents accuracy of any of the details mentioned herein nor as to the accuracy of any of the boundary and area measurements of any of the Lots more particularly delineated on the map contained herein all of which may be subject to change by the Vendor at any time without notice.

- NOTES**
1. Area identified as being of National Environmental Significance under the Environmental Protection and Biodiversity Act 1999 may be subject to assessment by the Federal Department of the Environment, Water Heritage and the Arts, in accordance with this Act. The outcome of any such assessment may require either a modification to the LSP or minor variations from the LSP at subdivision or development stage.
 2. The proposed underpass to Clarkson Station is subject to detailed design, funding and construction by the proponent in consultation with Main Roads WA, Department of Planning and the City of Wanneroo. There will be no internal access road connections to Neerabup Road, Connolly Drive and Marmion Avenue.
 3. A road interface between residential lots and Bush Forever Site No. 332 and proposed Biodiversity Conservation Areas (A&B) is to be provided as part of the subdivision design and is to take into consideration the strategies identified in the Fire Management Plan required as part of Clause 6.6a.
 4. At the time of subdivision, when the road connections to Rio Marina Way and Malacca Way Mandarie are to be created, updated traffic and transportation modelling will be undertaken.
 5. Intersection treatment to be determined with supporting transport assessment/investigation, in agreement with the City of Wanneroo to the satisfaction of the Western Australian Planning Commission and Main Roads WA at the time of subdivision.
 - 6.

TAMALA PARK LOCAL STRUCTURE PLAN MAP (PLAN 1)

Catalina Beach Update

CATALINA BEACH



OCTOBER 2019

DAVID BARR ARCHITECTS



—
 CATALINA
BEACH.
 YOU'VE EARNED YOUR
 OCEAN VIEW.
 —

The irresistible lure of sand and surf. Of watching the sun sink slowly into the ocean. These are life's simple pleasures. Coveted by many, enjoyed by only a few.

The gently undulating land in the premium enclave of Catalina Beach allows for rare ocean views or glimpses of the stunning nature reserve foreshore.

Living here in the suburb of Mindarie you'll be surrounded by executive single and double storey homes set amongst natural, coastal bushland with a lovely beach just minutes away.



BRIEF

CATALINA MARKETING BROCHURE FOR
 CATALINA BEACH ESTATE.

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT	
ISSUE	DATE	REVISION	
PROJECT	CATALINA - BEACH PRECINCT		PROJECT # A18049
CLIENT	SATTERLEY / TPRC		DWG # SK0
DWG	BRIEF	SCALE @ A3 / A1 1:100 / 1:50 DRAWN DB CHKD DB	REVISION B



Claytons Beach, Mirandaraie

VISION STATEMENT:

A MEDIUM DENSITY BEACH VILLAGE

ASPIRATION

A MEDIUM DENSITY DEVELOPMENT THAT REFLECTS THE AREA'S CASUAL BEACH AESTHETIC, PROTECTING THE EXISTING NATURAL ENVIRONMENT WHILE PROVIDING INNOVATIVE 'MISSING MIDDLE' HOUSING AROUND A NEW CIVIC SQUARE.

DEVELOPMENT IDEAS

BEACHSIDE MEDIUM DENSITY HOUSING

Medium density housing by the beach need not be like medium density in the suburbs or the city, it should reference its context and place.

PULL THE DUNES INTO THE STREETS

The topography, ecosystem and plants of the existing dunes could be extended into the main street (Portofino Promenade). Rather than being built over, it should inform the language of the estate and precinct and be the focal point of the main street.

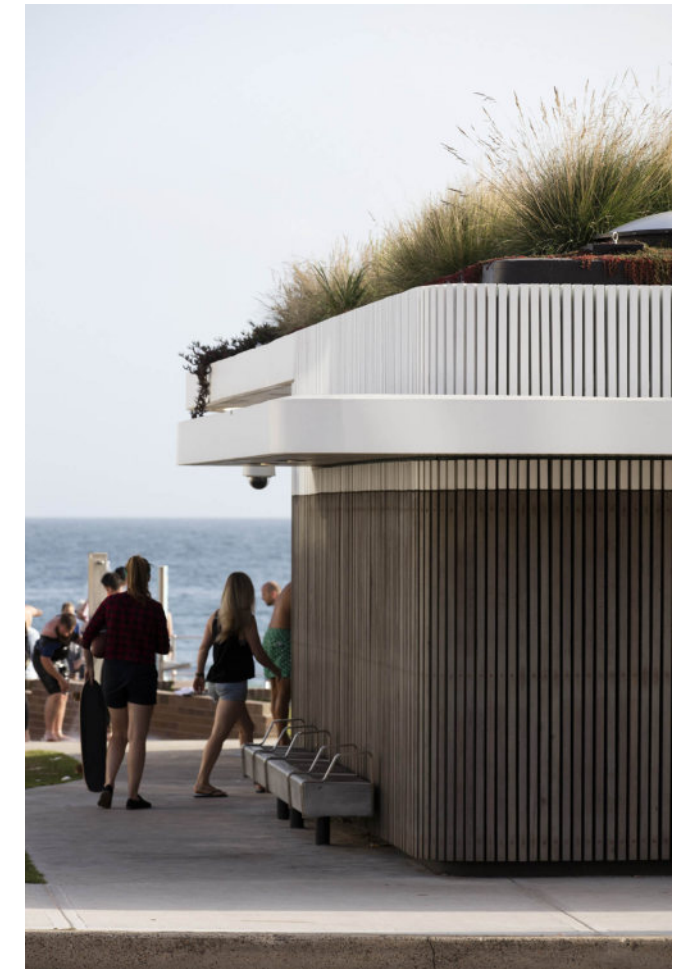
NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT		
ISSUE	DATE	REVISION		
PROJECT	CATALINA - BEACH PRECINCT			PROJECT # A18049
CLIENT	SATTERLEY / TPRC			DWG # SK1
DWG	VISION	SCALE @ A3 / A1	1:100 / 1:50	CHKD DB REVISION B

PUBLIC REALM



ASPIRATION / OPPORTUNITIES

A DISTINCT SHIFT IN THE MATERIAL QUALITIES,
THE PACE OF MOVEMENT IS SLOW AND WITH
INCREASED AMENITY.

ATTRIBUTES;

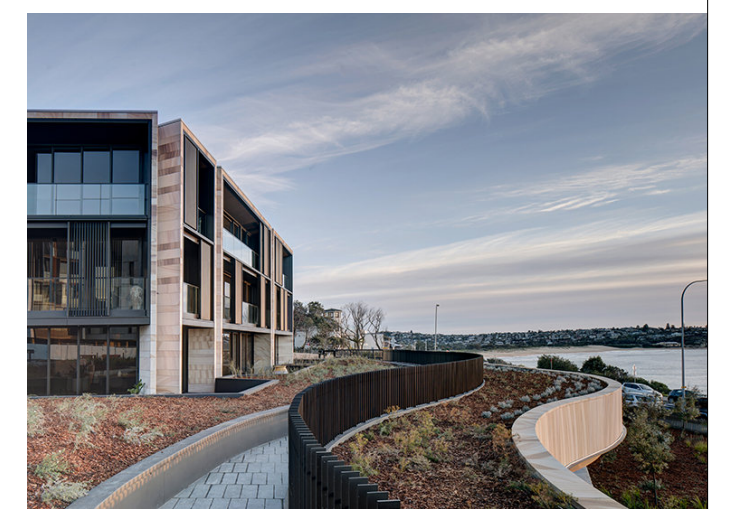
- SHARED ZONE
- CASUAL SENSE OF PLACE
- WIDE FOOTPATHS
- COASTAL SENSE OF PLACE
- MATERIAL COHESION
- END OF TRIP BICYCLE DESTINATION
- COASTAL NATURE PLAY

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ISSUE	DATE	REVISION	PROJECT #
B	17/10/19	CLIENT REPORT	A18049
PROJECT	CATALINA - BEACH PRECINCT		DWG #
CLIENT	SATTERLEY / TPRC		SK2
DWG	PRINCIPLES - PUBLIC REALM	CHKD	REVISION
		DB	B



ASPIRATION / OPPORTUNITIES

A DIVERSE RANGE OF HOUSING TYPOLOGIES THAT COMPLIMENT CATALINA CENTRAL AND GROVE. TWO TO THREE STOREY MISSING MIDDLE HOUSING PROVIDE FLEXIBLE HOUSING OPPORTUNITIES FOR A RANGE OF DEMOGRAPHICS.

ATTRIBUTES;

PERMEABLE ENVIRONMENT (MINIMAL FENCING)
 SMALL COMMERCIAL OFFERING
 DIVERSE RESIDENTIAL HOUSING
 COASTAL MATERIAL QUALITIES
 COMMUNITY FOCUS HOUSING ARRANGEMENTS
 ARCHITECTURAL DESIGN GUIDELINES
 ESTATE ARCHITECTURAL REVIEW

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

B	17/10/19	CLIENT REPORT	
ISSUE	DATE	REVISION	
PROJECT	CATALINA - BEACH PRECINCT		PROJECT # A18049
CLIENT	SATTERLEY / TPRC		DWG # SK3
DWG	PRINCIPLES - BUILT FORM		CHKD DB REVISION B

MOVEMENT



ASPIRATION / OPPORTUNITIES;

ATTRIBUTES;

A SLOW PACE OF MOVEMENT ACROSS THE ESTATE,
PRIORITISING THE PEDESTRIAN AND BIKES.

SHARED MOVEMENT ZONES
SLOW MOVEMENT
CHANGE OF MATERIALITY TO SURROUNDING AREAS
COASTAL PAUSE
KERBLESS EDGES FOR ACCESSIBILITY
POROSITY OF MOVEMENT

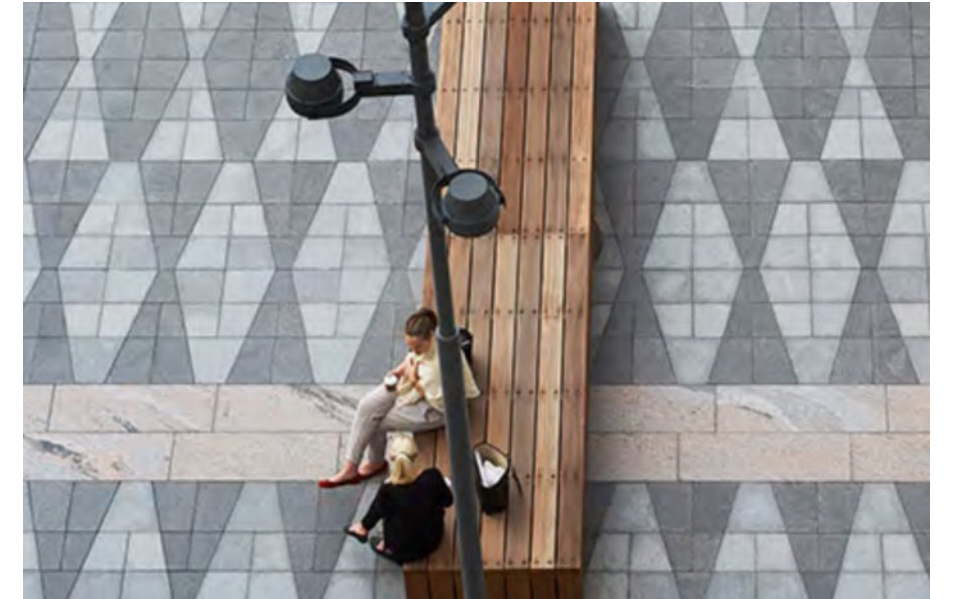
NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

B	17/10/19	CLIENT REPORT	
ISSUE	DATE	REVISION	
PROJECT	CATALINA - BEACH PRECINCT		PROJECT # A18049
CLIENT	SATTERLEY / TPRC		SCALE @ A3 / A1 NTS
DWG	PRINCIPLES - MOVEMENT		DRAWN DB
			CHKD DB
			REVISION B

URBAN STRUCTURE



ASPIRATION / OPPORTUNITIES

COASTAL URBAN STRUCTURE THAT REINFORCES THE COASTAL QUALITIES, EXPRESSING A SLOW PACED CASUAL ENVIRONMENT

ATTRIBUTES

BIKE STANDS
BEACH PAVILLION
CAFE HUB
FOOD OFFERING
MARKET GARDEN
TOILET FACILITIES

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

ISSUE	DATE	REVISION	PROJECT #
B	17/10/19	CLIENT REPORT	A18049
PROJECT CATALINA - BEACH PRECINCT			DWG # SK5
CLIENT	SATTERLEY / TPRC		SCALE @ A3 / A1 NTS
DWG	PRINCIPLES - URBAN STRUCTURE		DRAWN DB
			CHKD DB REVISION B

SUSTAINABILITY / INNOVATION



ASPIRATION / OPPORTUNITIES

AN ESTATE THAT ENCOURAGES THE USE OF THE ENVIRONMENT TO HARNESS ENERGY THROUGH WIND AND SOLAR, TO PROMOTE ALTERNATIVE CONSTRUCTION METHODS MINIMISING WASTE MATERIALS AND REDUCE CARBON FOOTPRINT.

ATTRIBUTES

SOLAR PANELS
 SOLAR PASSIVE DESIGN TO ALL PROPERITES
 WIND POWER GENERATION
 WATER WISE PLANTING THROUGHOUT
 ALTERNATE CONSTRUCTION
 COASTAL TOUR LINK

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT		
ISSUE	DATE	REVISION		
PROJECT	CATALINA - BEACH PRECINCT			PROJECT # A18049
CLIENT	SATTERLEY / TPRC			DWG # SK6
DWG	PRINCIPLES - SUSTAINABILITY / INNOVATION			SCALE @ A3 / A1 NTS DRAWN DB CHKD DB REVISION B



ASPIRATION / OPPORTUNITIES

THE COASTAL AND ROBUST LANDSCAPE BINDS THE ESTATE FABRIC TOGETHER, PROMOTING WATER SENSITIVE DESIGN AND MOMENTS OF COMMUNITY INTERACTION.

ATTRIBUTES

NATURE PLAY
 LOCAL COASTAL PLANTING
 BEACH BROUGHT INTO PLACE
 TREE CANOPY COVER
 REDUCE SPEED OF TRAFFIC THROUGH VEGETATION
 PROMOTING ACTIVE COMMUNITY

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

ISSUE	DATE	REVISION	PROJECT #
B	17/10/19	CLIENT REPORT	A18049
PROJECT CATALINA - BEACH PRECINCT			DWG #
CLIENT SATTERLEY / TPRC			SK7
DWG PRINCIPLES - LANDSCAPE			REVISION
			B



BUILT FORM BEACH ESTATE

ASPIRATION / OPPORTUNITIES

THE BEACH ESTATE IS UNDERPINNED BY AN ESTATE GUIDELINES THAT DEFINE A SERIES OF PRINCIPLES THAT GOVERN ALL DEVELOPMENTS WITHIN THE AREA. THE KEY PRINCIPLES SET UP THE FRAMEWORK FOR ALL ASPECTS OF THE ESTATE; PUBLIC REALM, BUILT FORM, MOVEMENT, URBAN STRUCTURE, LANDSCAPE, SUSTAINABILITY AND BUILT FORM.

BUILT FORM CONTROLS

AT THE ESTATE SCALE, THE BUILT FORM PARAMETERS WOULD PROVIDE GUIDANCE ON CARBON FOOTPRINT, ALTERNATIVE CONSTRUCTION METHODOLOGIES, COMMUNITY ENGAGEMENT, SURVEILLANCE, MATERIAL ATTRIBUTES AND FORMAL DESIGN CONTROLS. THE INTENT OF THESE CONTROLS TO ALIGN WITH THE BEACH VISION.

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT	
ISSUE	DATE	REVISION	
PROJECT	CATALINA - BEACH PRECINCT		PROJECT # A18049
CLIENT	SATTERLEY / TPRC		DWG # SK8
DWG	BUILT FORM - ESTATE		CHKD DB REVISION B



BUILT FORM BEACH PRECINCT

ASPIRATION / OPPORTUNITIES

THE MEDIUM DENSITY PRECINCT FOCUSES ON THE BOULEVARD PROVIDING PRECINCT GUIDELINES THAT AUGMENT THE ESTATE GUIDELINES. THE PRECINCT PROVIDES A RANGE OF HOUSING TYPOLOGIES ADDRESSING THE MISSING MIDDLE OF SMALLER SCALE RESIDENTIAL HOMES THAT PROVIDE ALTERNATIVE LIVING OPTIONS TO THOSE IN THE SURROUNDING AREAS.

BUILT FORM

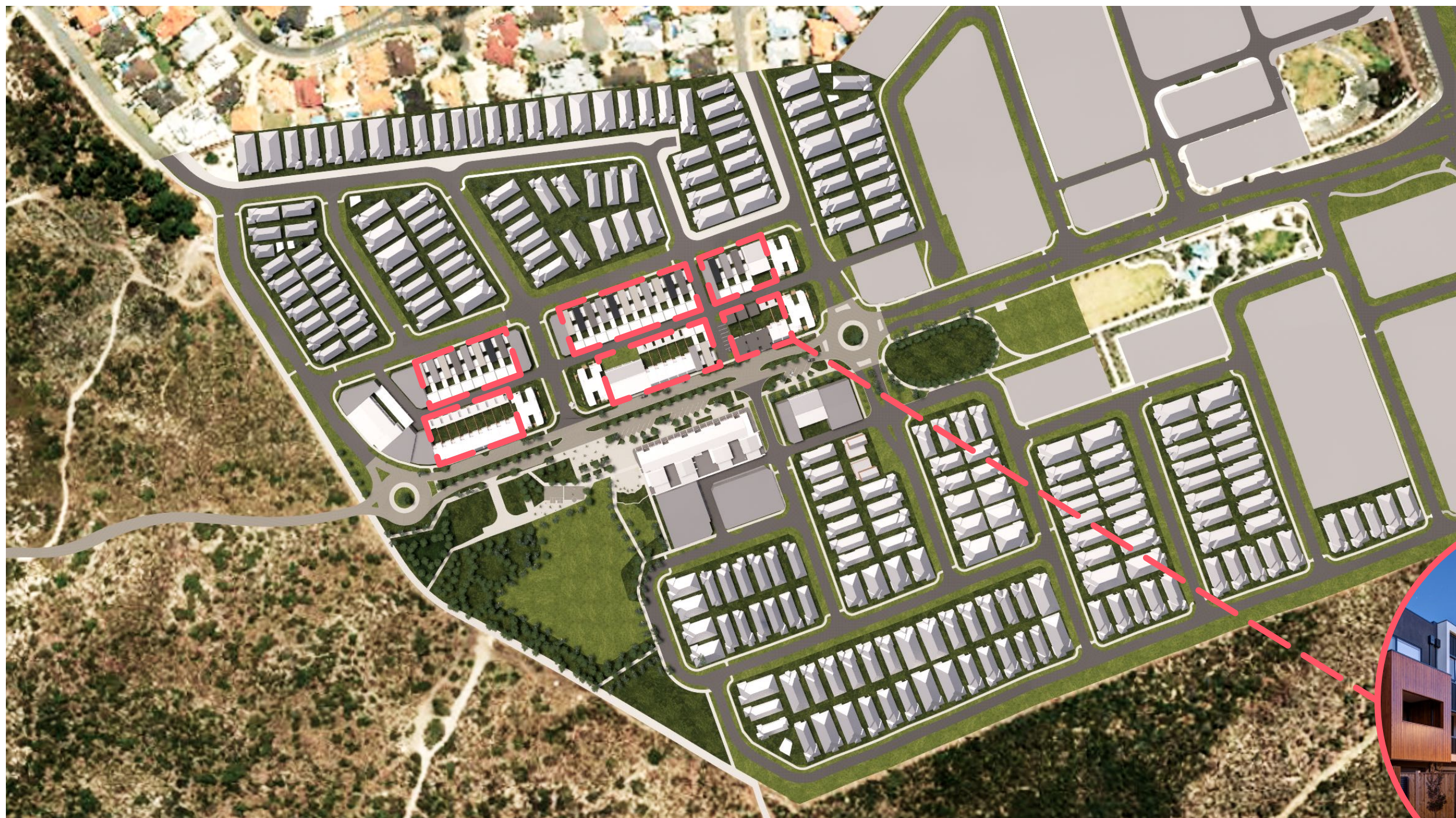
TO ENSURE A SUCCESSFUL OUTCOME, IT IS PROPOSED THAT AN ESTATE / PRECINCT ARCHITECT IS EMPLOYED TO REGULATE THE DESIGN GUIDELINES THUS CONTROLLING THE DESIGN QUALITY AND OUTCOMES FOR THE PRECINCT.

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT		
ISSUE	DATE	REVISION		
PROJECT	CATALINA - BEACH PRECINCT			PROJECT # A18049
CLIENT	SATTERLEY / TPRC			DWG # SK9
DWG	BUILT FORM - PRECINCT			CHKD DB REVISION B



BUILT FORM TERRACES

ASPIRATION / OPPORTUNITIES

THE TERRACE TYPOLOGY HAS A RANGE OF OPPORTUNITES. WITHIN THE MEDIUM DENSITY PRECINCT A RANGE OF APPROACHES ARE ENCOURAGED; ALTERNATIVE CONSTRUCTION METHODOLOGY PROMOTING REDUCE CARBON FOOTPRINT, DUAL PURPOSE LIVING ARRANGEMENTS, SUCH AS WORK / LIVE, MULTIPLE GENERATIONAL DESIGN OR LIVEABLE HOME COMPLIANCE FOR UNIVERSAL ACCESS.



NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT	
ISSUE	DATE	REVISION	
PROJECT	CATALINA - BEACH PRECINCT		PROJECT # A18049
CLIENT	SATTERLEY / TPRC		DWG # SK10
DWG	BUILT FORM - TERRACES		CHKD DB REVISION B



BUILT FORM MULTI-GEN

ASPIRATION / OPPORTUNITIES

MULTI-GENERATIONAL LOTS PROVIDING INTERGENERATIONAL LIVING, LIVE-IN CARERS, SINGLES AND COUPLES.



NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT		
ISSUE	DATE	REVISION		
PROJECT	CATALINA - BEACH PRECINCT			PROJECT # A18049
CLIENT	SATTERLEY / TPRC			DWG # SK11
DWG	BUILT FORM - MULTI-GENERATIONAL			SCALE @ A3 / A1 NTS DRAWN DB CHKD DB REVISION B

BUILT FORM MICROLOTS

ASPIRATION / OPPORTUNITIES

SMALL MICRO LOTS COMPLIMENT THE LARGE LOTS PROVIDING DIVERSITY OF HOUSING FOR 2 BEDROOM HOMES CLOSE TO PUBLIC AMENITY.



NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

B	17/10/19	CLIENT REPORT		
ISSUE	DATE	REVISION		
PROJECT			CATALINA - BEACH PRECINCT	PROJECT # A18049
CLIENT			SATTERLEY / TPRC	SCALE @ A3 / A1 NTS DWG # SK12
DWG			BUILT FORM - MICROLOTS	DRAWN DB CHKD DB REVISION B



BUILT FORM MIXED USE APARTMENTS

ASPIRATION / OPPORTUNITIES

MIXED USE DEVELOPMENT ON THE BOULEVARD PROVIDING GROUND FLOOR COMMERCIAL SPACE THAT CAN EXPAND AS THE MARKET SHIFTS. THERE ARE OPPORTUNITES FOR INCREASED HEIGHT IN THESE AREAS, BETWEEN 3-5 STOREYS.



NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT		
ISSUE	DATE	REVISION		
PROJECT	CATALINA - BEACH PRECINCT			PROJECT # A18049
CLIENT	SATTERLEY / TPRC			DWG # SK13
DWG	BUILT FORM - MIXED USED / APARTMENTS			SCALE @ A3 / A1 NTS
			CHKD DB	REVISION B

PERSPECTIVES
BIRDS EYE



FIG. 01

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT	
ISSUE	DATE	REVISION	
PROJECT	CATALINA - BEACH PRECINCT		PROJECT # A18049
CLIENT	SATTERLEY / TPRC		DWG # SK14
DWG	BIRDS EYE FIG 01		CHKD DB REVISION B

PERSPECTIVES
BIRDS EYE



FIG. 02

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT		
ISSUE	DATE	REVISION		
PROJECT	CATALINA - BEACH PRECINCT			PROJECT # A18049
CLIENT	SATTERLEY / TPRC			DWG # SK15
DWG	BIRDS EYE FIG 02			CHKD DB REVISION B

PERSPECTIVES
BIRDS EYE



FIG. 03

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT		
ISSUE	DATE	REVISION		
PROJECT	CATALINA - BEACH PRECINCT			PROJECT # A18049
CLIENT	SATTERLEY / TPRC			DWG # SK16
DWG	BIRDS EYE FIG 03			REVISION B
	SCALE @ A3 / A1	NTS	CHKD	DB

PERSPECTIVES
BIRDS EYE



FIG. 04

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT		
ISSUE	DATE	REVISION		
PROJECT	CATALINA - BEACH PRECINCT			PROJECT # A18049
CLIENT	SATTERLEY / TPRC			DWG # SK17
DWG	BIRDS EYE FIG 04			CHKD DB REVISION B

PERSPECTIVES

STREETSCAPE



FIG. 05

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT		
ISSUE	DATE	REVISION		
PROJECT	CATALINA - BEACH PRECINCT			PROJECT # A18049
CLIENT	SATTERLEY / TPRC			DWG # SK18
DWG	STREETSCAPE FIG 05			CHKD DB
			SCALE @ A3 / A1	NTS
			DRAWN	DB
			CHKD	DB
			REVISION	B

PERSPECTIVES

STREETSCAPE



FIG. 06

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT		
ISSUE	DATE	REVISION		
PROJECT	CATALINA - BEACH PRECINCT			PROJECT # A18049
CLIENT	SATTERLEY / TPRC			DWG # SK19
DWG	STREETSCAPE FIG 06			REVISION B
	SCALE @ A3 / A1	NTS	CHKD	DB

PERSPECTIVES
STREETScape



FIG. 07

NOTE: This is an uncontrolled document issued for information purposes only, unless the "checked" sections are signed and completed. This is a CAD drawing. Do not amend manually.

© COPYRIGHT. This design & drawing remains the property of Cast Collective Pty. Ltd. trading as David Barr Architects. It may not be used for any purpose without the express written authority. Any unauthorised changes made to this design constitutes an infringement of Copyright.

ALL IMAGES HAVE BEEN BORROWED FROM THE INTERNET AS INDICATIVE PLACEHOLDERS AND ARE TO ONLY BE USED FOR THE PURPOSE OF THE PRESENTATION. THE IMAGES ARE NOT TO BE PUBLISHED WITHOUT CONSENT FROM THE AUTHORS

B	17/10/19	CLIENT REPORT		
ISSUE	DATE	REVISION		
PROJECT	CATALINA - BEACH PRECINCT			PROJECT # A18049
CLIENT	SATTERLEY / TPRC			DWG # SK20
DWG	STREETSCAPE FIG 07			CHKD DB
			REVISION	B

Annexure E: Catalina Beach Phase 2 (Stage 29 +) Landscape Concept Plan



LEGEND

- 01 TURF SPACE FOR SPORTS PLAY AND COMMUNITY PICNIC AREA
- 02 PEDESTRIANISED ROAD WITH FEATURE PAVING, GARDEN BEDS, STREET PARKING AND FLUSH KERBS
- 03 HALF BASKETBALL COURT, HIT UP WALL AND FOUR SQUARE SPACE, LINKS TO SCOOTER TRACK IN WATER CORP SITE
- 04 SCULPTURAL SHADE STRUCTURE IN COMMERCIAL PRECINCT CREATES PLAZA AREA
- 05 NATURE PLAYGROUND WITH LIMESTONE WALL TERRACES AND SCULPTURE PLAY
- 06 1:1 YR PLANTED DRAINAGE BASIN WITH TIMBER BOARDWALK ACCESS
- 07 1:5 YR PLANTED DRAINAGE BASIN WITH BOULDERS, INFORMAL ACCESS PATH AND SWALE PLANTING
- 08 REHABILITATION PLANTING TO TIE INTO DUNE VEGETATION
- 09 DUAL USE PATH RUNS NORTH-SOUTH

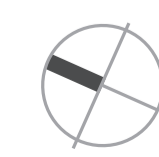
CATALINA ESTATE FORESHORE RESERVE AND POS

CONCEPT MASTERPLAN
OCTOBER 2019

JOB NO. 1711310
1:750 @ A1

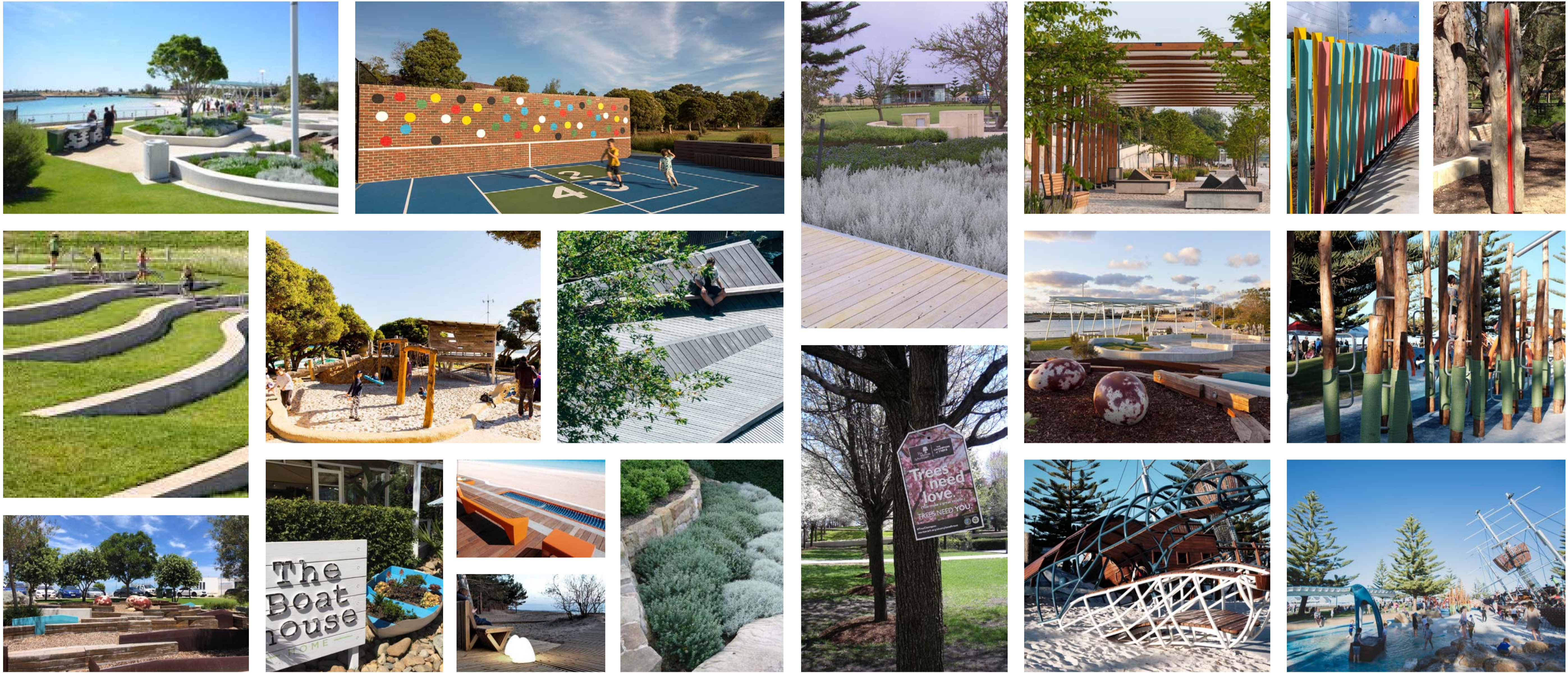
M1.101
0 7.5 15 30 45 75m
REV C

COPYRIGHT THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF PLAN E



LANDSCAPE ARCHITECTS

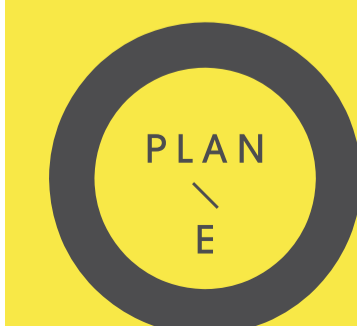
414 ROKEBY RD SUBIACO WA 6008
T: (08) 9388 9566 E: mail@plane.com.au

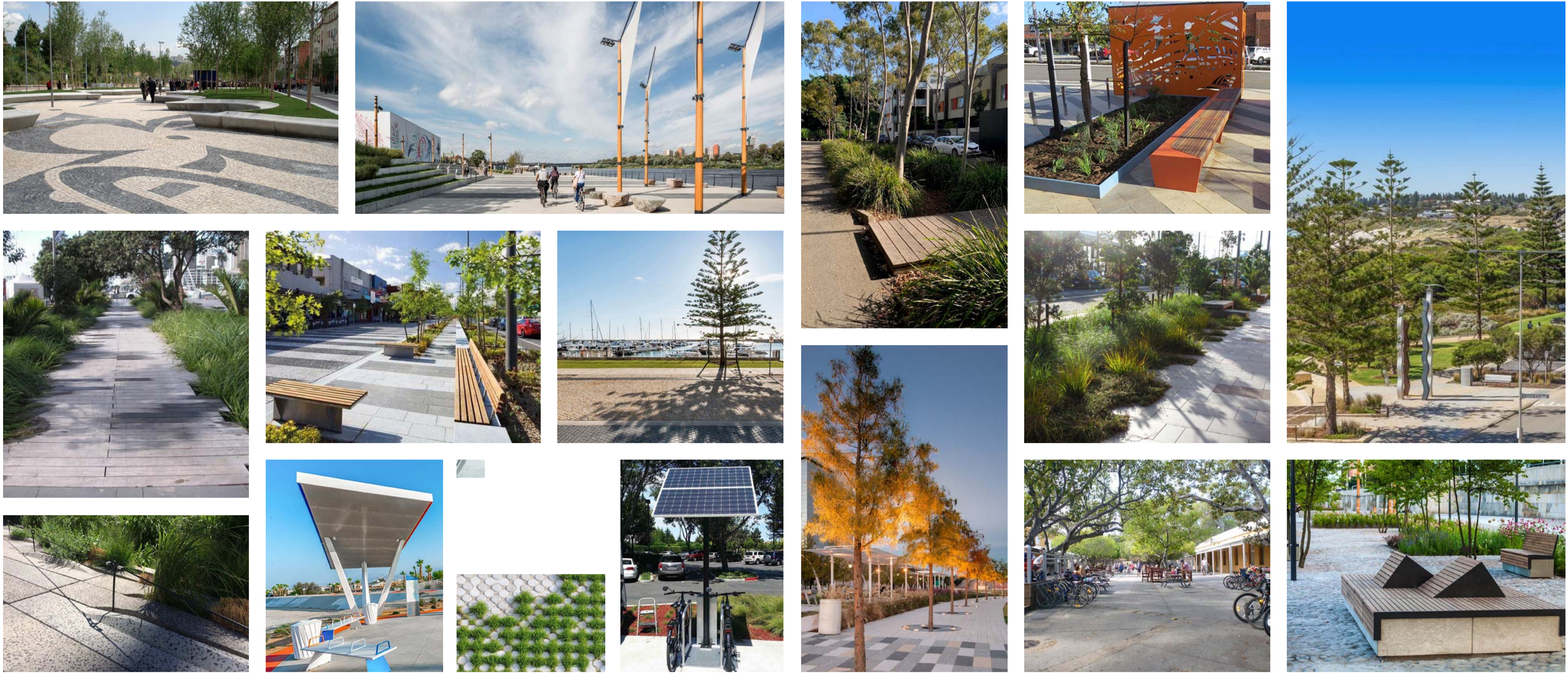


PARKLAND AND PLAY

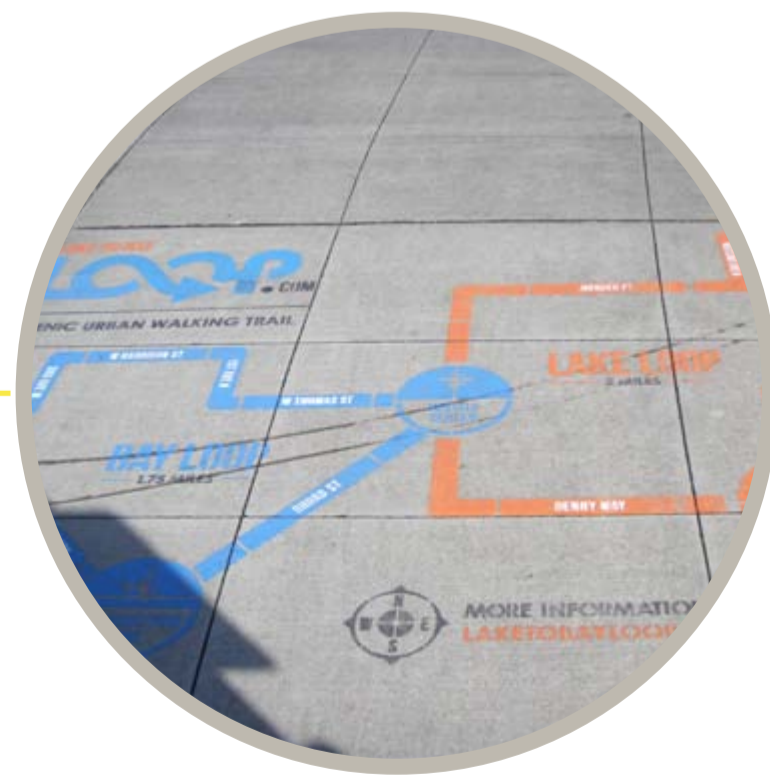


LOW KEY GRASS PARKLAND AREA WITH SHADE TREES, NATURE PLAY, SPORTS AND PICNIC OPPORTUNITIES FOR THAT RELAXED, BEACHY FEEL.

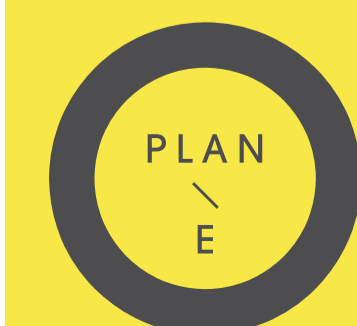




STREETSCAPING



PEDESTRIAN FRIENDLY STREET WITH INTEGRATED CARPARKING, SEATING, FOOTPATHS AND CYCLING PATHS.



14 November 2019

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Unit 2, 369 Scarborough Beach Road
INNALOO WA 6018

Via email: simon.osullivan@satterley.com.au

Dear Tony

CATALINA BEACH PAHSE 2 (STAGE 29+) CONCEPT PRESENTATION REPORT

Please find attached the Catalina Beach Phase 2 (Stage 29+) Concept Plan report in support of a the proposed concept design for the Stage 29 + land located west of the approved Stage 25 to 29 subdivision approval. In order to progress the extension of Portofino Promenade and the beach access road, a subdivision concept plan is required for the Catalina Beach Phase 2 (Stage 29 +) estate that provides greater certainty for future subdivision.

In light of the prevailing market conditions, the lack of consumer demand for apartment dwellings within the North-West Corridor (including with the Mindarie Marina and prime ocean front Mindarie) and to realise the Council's vision for the Catalina Beach Estate, the consultant team have considered concept design options for the Catalina Beach Phase 2 (Stage 29 +) development area with an outlook to:

- Maximise commercial returns,
- Optimise built form outcomes,
- Provide premium public spaces including streetscapes and parks (public open space),
- Provide housing and lot diversity,
- Provide opportunity for a vibrant and engaging activity centre,
- Create a unique sense of place with strong connections to the coast and a coastal lifestyle,
- Optimise local employment opportunities
- Optimise environmental outcomes
- Create a premium enclave within an already desirable beach side estate

Council's acceptance of the Structure Plan during its meeting in December is required to achieve the following Milestones of the Annual Plan:

- Catalina Beach Concept Plan Refinement – optimise opportunities for seamless integration with the foreshore, established Mindarie and density and housing choices.
- Extension of Portofino Promenade to the Western boundary of the Estate creating a stronger connection to the beach and a coastal lifestyle.
- The creation of an access road, carpark and pedestrian path to the beach through the foreshore reserve providing a true coastal link for the Catalina residents and surrounding community.

Should you have any queries or require additional information, please do not hesitate to contact me at your convenience.

Yours sincerely

A handwritten signature in blue ink that reads "Lauren Vidler". The signature is written in a cursive style with a large initial 'L' and a long, sweeping tail.

pp. Carl Buckley
Project Director

Appendix 9.14

CONFIDENTIAL

Appendix 9.15

CONFIDENTIAL

Appendix 9.16

CONFIDENTIAL