



TAMALA PARK  
REGIONAL COUNCIL

## Ordinary Meeting of Council

# MINUTES

Thursday 24 June 2010  
City of Perth, 5.30pm

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

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

**MEMBERSHIP**

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

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

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**PRESENT**

<b>Chairman</b>	Cr John Italiano
<b>Councillors</b>	Cr Geoff Amphlett Cr Nick Catania Cr Eleni Evangel Cr Dianne Guise Cr Tom McLean Cr David Michael Cr Glynis Monks Cr Stephanie Proud Cr Trevor Vaughan
<b>Alternate Members</b>	Nil
<b>Staff</b>	Tony Arias (Chief Executive Officer) Kylie Jeffs (Executive Assistant)
<b>Apologies Councillors</b>	Cr Leonie Getty Cr Simon Withers
<b>Leave of Absence</b>	Nil
<b>Absent</b>	Nil
<b>Consultants</b>	Ms Barbara Giudici (Stantons International)
<b>Apologies Participant Councils' Advisers</b>	Mr John Giorgi (Town of Vincent) Mr Stuart Jardine (City of Stirling) Mr Daniel Simms (City of Wanneroo)
<b>In Attendance Participant Councils' Advisers</b>	Mr Lewis Bond (City of Perth) Mr Mark Dickson (City of Wanneroo) Mr Garry Hunt (City of Joondalup) Mr Jason Lyon (Town of Cambridge) Mr Ross Povey (City of Stirling)
<b>Members of the Public</b>	Nil
<b>Press</b>	Nil

**1. OFFICIAL OPENING**

At 5.32pm the Chairman declared the meeting of the Tamala Park Regional Council open.

**DISCLOSURE OF INTERESTS**

- Cr Dianne Guise disclosed an interest affecting impartiality for item number 9.5 as she has worked with proponents and personnel on planning charettes/projects in

her capacity as a Member for the City of Wanneroo. Proponents include Brookfield Multiplex and Satterley Property Group.

- TPRC CEO Mr Tony Arias restated his interest affecting impartiality in relation to Item 9.5 due to his dealings with the Satterley Property Group and Tony Vallelonga who is part of the project team for the Satterley Property Group tender.
- Crs Italiano, Michael and Proud declared an impartial interest in relation to Item 9.6 with regard to their position with the City of Stirling, who owns the property located at 369 Scarborough Beach Road, Innaloo.

**2. PUBLIC STATEMENT/QUESTION TIME**

Nil

**3. APOLOGIES AND LEAVE OF ABSENCE**

Apologies were received from Cr Leonie Getty and Cr Simon Withers.

**4. PETITIONS**

Nil

**5. CONFIRMATION OF MINUTES**

*Ordinary Meeting of Council – 15 April 2010*

Moved Cr N Catania, Seconded Cr T Vaughan

That the minutes of the Ordinary Meeting of Council of 15 April 2010 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

The Motion was put and declared CARRIED (10/0).

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

Nil

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

Nil

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

Nil

**8. REPORTS OF COMMITTEES**

- *Project Steering Committee – 27 May 2010 (refer Item 9.10)*
- *Project Steering Committee – 10 June 2010 (refer Item 9.10)*

**9. ADMINISTRATION REPORTS**

**9.1 BUSINESS REPORT – PERIOD ENDING 31 MAY 2010**

Moved Cr T Vaughan, Seconded Cr G Amphlett

[The recommendation in the agenda]

**That the Business Report to 31 May 2010 be RECEIVED.**

The Motion was put and declared CARRIED (10/0).

**9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF APRIL 2010 AND MAY 2010**

Moved Cr D Guise, Seconded Cr T McLean

[The recommendation in the agenda]

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

The Motion was put and declared CARRIED (10/0).

**9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF APRIL 2010 AND MAY 2010**

Moved Cr N Catania, Seconded Cr D Michael

[The recommendation in the agenda]

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

- **Month ending 30 April 2010 (Total \$43,568.35)**
- **Month ending 31 May 2010 (Total \$83,198.07)**
- **Total Paid \$126,766.42**

The Motion was put and declared CARRIED (10/0).

**9.4 DELEGATION AUTHORITY**

Moved Cr G Monks, Seconded Cr S Proud

[The recommendation in the agenda]

**That Council APPROVE the modified the Delegation Register 2009/10 and the delegations contained therein.**

The Motion was put and declared CARRIED BY ABSOLUTE MAJORITY (10/0).

**9.5 PARTNERING/ALLIANCE RFP (TENDER) - CONFIDENTIAL ITEM**

Moved Cr D Guise, Seconded Cr N Catania

That the meeting be moved behind closed doors at 5.47pm due to Item 9.5 (Partnering/Alliance RFP tender) on the agenda dealing with a contract that may be entered into by the Tamala Park Regional Council.

The Motion was put and declared CARRIED (10/0).

*Ms Barbara Giudici (Stantons International) was invited to stay and to observe the meeting.*

*The Chairman thanked the members of the Project Steering Committee for their time and efforts in selecting the preferred proponent for a partnering/alliance for the Tamala Park development project.*

Moved Cr D Guise, Seconded Cr E Evangel

[The recommendation in the agenda]

- 1. That the Evaluation Report be RECEIVED.**
- 2. That Satterley Property Group Pty Ltd be APPROVED as the preferred proponent for a Partner/Alliance for the Tamala Park development project.**
- 3. That in the event that TPRC is UNABLE to conclude satisfactory negotiations with Satterley Property Group Pty Ltd, that it can commence negotiations with the next ranked proponent (Brookfield Multiplex Developments Australia Pty Ltd).**

The Motion was put and declared CARRIED (10/0).

Moved Cr D Guise, Seconded Cr S Proud

That the meeting be opened and standing orders recommence at 6.07pm.

The Motion was put and declared CARRIED (10/0).

## **9.6 TPRC POTENTIAL NEW OFFICE PREMISES**

*Crs Italiano, Michael and Proud declared an impartial interest for Item 9.6.*

Moved Cr S Proud, Seconded Cr G Monks

[The recommendation in the agenda]

1. That Council APPROVE the terms set out by the City of Stirling for the lease of the TPRC office 369 Scarborough Beach Road, Innaloo.
2. That Council APPROVE the delegation to the CEO of the negotiation of the final lease terms with the City of Stirling, the appointment of design/management consultants and contractors for the office refurbishment works and purchase of the office furniture and equipment in accordance with the approved budget.
3. That Council APPROVE a budget of \$150,000 for refurbishment works and fitout of the new TPRC office.

Moved Cr N Catania, Seconded Cr E Evangel

That the recommendation be amended as follows:

1. That Council **APPROVE** the terms set out by the City of Stirling for the lease of the TPRC office 369 Scarborough Beach Road, Innaloo.
2. That Council **APPROVE** the delegation to the CEO of the negotiation of the final lease terms with the City of Stirling, the appointment of design/management consultants and contractors for the office refurbishment works and purchase of the office furniture and equipment in accordance with the approved budget.
3. That Council **APPROVE** a budget of up to \$120,000 for refurbishment works and fitout of the new TPRC office.

The Motion for amendment was put and declared CARRIED BY ABSOLUTE MAJORITY (10/0).

The Motion as then amended was put and declared CARRIED BY ABSOLUTE MAJORITY (10/0).

#### 9.7 COMMUNICATION TOWER LEASE

Moved Cr D Guise, Seconded Cr D Michael

[The recommendation in the agenda]

1. That Council **RECEIVE** the report.
2. That the Town of Victoria Park is **ADVISED** that the TPRC is not in a position to take over the management responsibility of the Crown Castle lease.

An additional recommendation was added as part of the substantive motion as follows:

3. That the management responsibility of the Crown Castle communication tower lease **BE SHARED** amongst the owner Councils and the CEO's of the owner Councils are to negotiate how this outcome is to be achieved.

The Motion for amendment was put and declared CARRIED (10/0).

The Motion as then amended was put and declared CARRIED (10/0).

#### 9.8 TPRC STRUCTURE PLAN STATUS UPDATE

Moved Cr G Monks, Seconded Cr D Guise

[The recommendation in the agenda]

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

The Motion was put and declared CARRIED (10/0).



**9.9 LGMA 2010 COMMUNITY DEVELOPMENT CONFERENCE**

Moved Cr T Vaughan, Seconded Cr N Catania

[The recommendation in the agenda]

**That Council resolve to DECLINE the request from the Local Government Managers Association for sponsorship of the State Community Development Conference 2010.**

The Motion was put and declared CARRIED (9/1).

Cr S Proud spoke AGAINST the motion.

**9.10 PROJECT STEERING COMMITTEE**

Moved Cr N Catania, Seconded Cr E Evangel

[The recommendation in the agenda]

**1. That the Council RECEIVE the report.**

An additional recommendation was added as part of the substantive motion as follows:

**2. That the Project Steering Committee members (Crs Amphlett, Catania, Guise, Italiano, Vaughan and Withers), the TPRC CEO Mr Tony Arias and Ms Barbara Giudici (Probity Auditor) BE THANKED and ACKNOWLEDGED for their diligent work during the tendering process for the Tamala Park land development.**

The Motion for amendment was put and declared CARRIED (10/0).

The Motion as then amended was put and declared CARRIED (10/0).

**9.11 ENVIRONMENTAL PROTECTION & BIODIVERSITY CONSERVATION ACT – INFORMATION REFERRAL**

Moved Cr T Vaughan, Seconded Cr S Proud

[The recommendation in the agenda]

**1. That the Council RECEIVE the report.**

An additional recommendation was added as part of the substantive motion as follows:

**2. That the TPRC CEO write a letter of appreciation to Minister Stephen Smith's office to thank him for his assistance in obtaining an audience for Crs Catania and Italiano to meet with Department of Environment executives to assist the TPRC with the Federal environmental process.**

The Motion for amendment was put and declared CARRIED BY ABSOLUTE MAJORITY (10/0).

The Motion as then amended was put and declared CARRIED BY ABSOLUTE

MAJORITY (10/0).

**10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

Nil

**11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil

**12. URGENT BUSINESS APPROVED BY THE CHAIRMAN**

Nil

**13. MATTERS BEHIND CLOSED DOORS**

Nil

**14. GENERAL BUSINESS**

Cr T Vaughan requested if the projected 5 year timeline was still achievable and when owner Councils could expect a return on their investment.

TPRC CEO Tony Arias advised that at the TPRC Audit Committee held a meeting on 24 June 2010 outlining the draft budget which contains costs for all the necessary environmental and planning approvals.

Mr Arias also advised that (depending on Federal environmental approvals), construction works should commence at the end of next financial year and a positive cashflow is expected at the end of 2012. The project is still anticipated to operate for a 10-15 year period.

As a point of interest, it was highlighted that during the tendering process it was advised that the rate of sales in the order of 200-300 lots per year was achievable for the Tamala Park development.

**15. FORMAL CLOSURE OF MEETING**

The Chairman declared the meeting closed at 6.32pm.

These minutes were confirmed at a meeting on .....

SIGNED this ..... day of ..... 2010

as a true record of proceedings.

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CHAIRMAN