



TAMALA PARK
Regional Council

Meeting of Council

Minutes

Thursday 15 October 2015, 6:00pm
City of Perth
27 St Georges Terrace, Perth

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
City of Vincent
City of Wanneroo

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MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Louis Carr	
City of Joondalup	Cr John Chester Cr Tom McLean	
City of Perth	Cr Janet Davidson OAM JP	Cr Jim Adamos
City of Stirling	Mayor Giovanni Italiano JP (Chairman) Cr David Michael Cr Terry Tyzack Cr Rod Willox AM JP	Cr Elizabeth Re
Town of Victoria Park	Mayor Trevor Vaughan (Deputy Chairman)	
City of Vincent	Mayor John Carey	
City of Wanneroo	Cr Dianne Guise Cr Brett Treby	Cr Frank Cvitan Cr Hugh Nguyen

PRESENT

Chairman	Cr Giovanni Italiano
Councillors	Cr Louis Carr Cr John Chester Cr Janet Davidson Cr Diane Guise Cr Tom McLean Cr David Michael Cr Brett Treby Cr Terry Tyzack Cr Trevor Vaughan (left at 7:25pm) Cr Rod Willox
Staff	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie von Stieglitz (Executive Assistant)
Apologies	Cr John Carey
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Kim Lawrence (Satterley Property Group) Mr Tony Aleksovski (Satterley Property Group) Mr Aaron Grant (Satterley Property Group) Mr Simon Flesher (Satterley Property Group) Mr Peter Fitzgerald (Urbis) – Item 9.11 Mr Michael Webb (Urbis) – Item 9.11 Mrs Karen Wright (Urbis) – Item 9.11
Councils' Advisors Apologies	Mr Anthony Vuleta (Town of Victoria Park) Mr Jason Buckley (Town of Cambridge) Mr Len Kosova (City of Vincent)
Councils' Advisors in Attendance	Mr Gary Stevenson (City of Perth) Mr Stuart Jardine (City of Stirling) Mr Garry Hunt (City of Joondalup) Mr Jason Lyon (Town of Cambridge)
Members of the Public	Nil
Press	Nil

1. OFFICIAL OPENING

Chairman declared the meeting open at 6:02pm.

DISCLOSURE OF INTERESTS

Nil

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Apologies were received from Cr Carey.

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 13 August 2015

Moved Cr Willox, Seconded Cr Davidson.

That the minutes of the Ordinary Meeting of Council of 13 August 2015 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

The Motion was put and declared CARRIED (11/0).

BUSINESS ARISING FROM MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

Nil

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

Item 9.15 CEO Annual Performance Review for 2014/2015 – Appointment of Consultant.

8. REPORTS OF COMMITTEES

CEO Performance Review Committee Meeting – 3 September 2015

CEO Performance Review Committee Meeting – 16 September 2015

Cr Tyzack – Chairman CEO Performance Review Committee advised that the Committee had followed the procedure requested by the Council and had made a recommendation to Council in Item 9.15.

Management Committee Meeting – 24 September 2015

Cr Willox – Chairman Management Committee advised that Items 9.8 - 9.11 had been considered by the Management Committee at its meeting of 24 September 2015 and were recommended to Council. Cr Willox also advised that the Committee had received a comprehensive presentation by Urbis on Item 9.11 - Catalina Grove Precinct Plan.

Audit Committee Meeting – 15 October 2015

Cr McLean – Chairman Audit Committee advised that Items 9.6, 9.7 and 9.14 had been considered by the Audit Committee at its meeting of 15 October 2015. He advised that the Committee had no issues; there were no adverse comments or any adverse findings with the above items which the Committee recommended for Council's approval.

9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.15)

9.1 BUSINESS REPORT – PERIOD ENDING 8 OCTOBER 2015

Moved Cr Willox, Seconded Cr Davidson.

[The recommendation in the agenda]

That the Council RECEIVE the Business Report to 8 October 2015.

The Motion was put and declared CARRIED (11/0).

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF JULY & AUGUST 2015

Moved Cr Vaughan, Seconded Cr Guise.

[The recommendation in the agenda]

That the Council RECEIVE and NOTE the Statements of Financial Activity for the months ending:

- **31 July 2015; and**
- **31 August 2015.**

The Motion was put and declared CARRIED (11/0).

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF JULY & AUGUST 2015

Moved Cr Michael, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council RECEIVE and NOTE the list of accounts paid under Delegated Authority to the CEO for the months of July and August 2015:

- **Month ending 31 July 2015 (Total \$520,733.33)**
- **Month ending 31 August 2015 (Total \$1,805,843.82)**
- **Total Paid - \$2,326,577.15**

The Motion was put and declared CARRIED (11/0).

9.4 PROJECT FINANCIAL REPORT – AUGUST 2015

Moved Cr Treby, Seconded Cr Willox.

[The recommendation in the agenda]

That the Council RECEIVE the Project Financial Report (August 2015) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (11/0).

9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 8 OCTOBER 2015

Moved Cr Guise, Seconded Cr Carr.

[The recommendation in the agenda]

That the Council RECEIVE the Sales and Settlement Report to 8 October 2015.

The Motion was put and declared CARRIED (11/0).

9.6 TPRC ANNUAL FINANCIAL REPORT FOR THE YEAR 1 JULY 2014 TO 30 JUNE 2015

Moved Cr McLean, Seconded Cr Michael.

[The recommendation in the agenda]

That the Council RECEIVE the Annual Financial Report for the year ended 30 June 2015 and it be INCLUDED in the Annual Report.

The Motion was put and declared CARRIED (11/0).

9.7 REVIEW OF THE AUDITOR'S REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2015

Moved Cr Guise, Seconded Cr Willox.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVE the Auditor's Report for the financial year ended 30 June 2015.**
- 2. NOTE that the Audit Report does not note or make recommendations on any matter requiring attention from the Annual Audit for the year ended 30 June 2015.**
- 3. NOTE that the Council's Auditor (Butler Settineri) met with the Audit Committee at its meeting of 6 August 2015 to discharge the statutory obligation to meet with the Local Government at least once per annum.**

The Motion was put and declared CARRIED (11/0).

9.8 DISPOSAL OF LAND SALES OFFICE - BUSINESS CASE

Moved Cr McLean, Seconded Cr Chester.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVE the Land Sales Office Business Case Report (dated September 2015), prepared by Satterley Property Group.**
- 2. APPROVE the deferral of the disposal of the Land Sales Office to FYE 2017, subject to the Satterley Property Group providing a business case on the sale and lease of the Land Sales Office for Council's consideration as part of FYE 2017 budget considerations.**
- 3. REQUEST the Satterley Property Group to provide advice as to how this shortfall in revenue is to be addressed and potential impact on other elements of the TPRC budget for the December Council meeting.**

The Motion was put and declared CARRIED (11/0).

9.9 PROPOSED REPRICING LOTS (STAGES 10, 13A, 13B, 14A, 14B, 14C & 14D)

Moved Cr Willox, Seconded Cr Carr.

[The recommendation in the agenda]

That the Council:

1. **RECEIVE** the recommended repricing of lots within Stages 10, 13A, 13B, 14A, 14B, 14C & 14D (dated 17 September 2015), prepared by Satterley Property Group .
2. **APPROVE** the lot pricing for the unsold lots in Stages 10, 13A, 13B and 14B as recommended by SPG correspondence dated 17 September 2015 (Appendix 9.9).
3. **REQUEST** the Satterley Property Group to provide advice as to how the repricing of lots within Stages 10, 13A, 13B and 14B will affect lot pricing and revenue for the balance of FYE 2016; how the shortfall in revenue is to be addressed and potential impact on other elements of the TPRC budget for the December 2015 Council meeting.

The Motion was put and declared CARRIED (11/0).

9.10 PROJECT & LOT SALES STRATEGY (SEPTEMBER 2015)

Moved Cr Vaughan, Seconded Cr McLean.

[An amended tabled recommendation]

That the Council:

1. **RECEIVE** the Project & Lot Sales Strategy (dated September 2015), prepared by the Satterley Property Group.
2. **NOTE** that the Satterley Property Group recommended repricing of lots within Stages 10, 13A, 13B, 14A, 14B, 14C & 14D is to be considered as part of Item 9.9 of this Agenda.
3. **NOTE** that the expenditure of the FYE 2016 marketing budget is being undertaken in accordance with the Annual Plan 2015 (approved by Council 18 June 2015) and Marketing Plan 2015 (approved by Council 16 April 2015).
4. **APPROVE** the payment of an Early Construction Rebate to the value of \$8,000 per lot for contracts entered into after 15 October 2015 and until 31 January 2016, subject to the purchaser providing a copy of a signed Building Contract prior to settlement, with the rebate being paid to the purchaser(s) nominated builder within 6 months of the settlement of the lot.
5. **ADVISE** the Satterley Property Group that:
 - a. Council supports in principle the participation of Catalina in future SPG marketing campaigns subject to the SPG allowing sufficient time for Council's consideration of the terms and incentives and benefits of the campaign.
 - b. Given the bulk earthworks associated with the School site and Western Precinct are shortly to be completed, that this will enable commencement of a spring cleanup campaign.

- c. The specific landscape upgrades should be determined with the CEO having regard to budget requirements and consistency with City of Wanneroo requirements.

The Motion as amended was as follows:

1. **RECEIVE** the Project & Lot Sales Strategy (dated September 2015), prepared by the Satterley Property Group.
2. **NOTE** that the Satterley Property Group recommended repricing of lots within Stages 10, 13A, 13B, 14A, 14B, 14C & 14D is to be considered as part of Item 9.9 of this Agenda.
3. **NOTE** that the expenditure of the FYE 2016 marketing budget is being undertaken in accordance with the Annual Plan 2015 (approved by Council 18 June 2015) and Marketing Plan 2015 (approved by Council 16 April 2015).
4. **APPROVE** the payment of an Early Construction Rebate to the value of \$8,000 per lot for selected lots with lot sizes up to 380m² for contracts entered into after 15 October 2015 and until 31 January 2016, subject to the purchaser providing a copy of a signed Building Contract prior to settlement, with the rebate being paid to the purchaser(s) nominated builder within 6 months of the settlement of the lot.
5. **ADVISE** the Satterley Property Group that:
 - a. Council supports in principle the participation of Catalina in future SPG marketing campaigns subject to the SPG allowing sufficient time for Council's consideration of the terms and incentives and benefits of the campaign.
 - b. Given the bulk earthworks associated with the School site and Western Precinct are shortly to be completed, that this will enable commencement of a spring cleanup campaign.
 - c. The specific landscape upgrades should be determined with the CEO having regard to budget requirements and consistency with City of Wanneroo requirements.

The Motion was put and declared CARRIED (11/0).

Moved Cr Michael, Seconded Cr McLean.

That Standing Orders be suspended to allow Urbis representatives to present the Catalina Grove Precinct Plan and for Item 9.11 to be discussed.

The Motion was put and declared CARRIED (11/0).

The Catalina Grove Precinct Plan presentation could not occur due to a technical issue with equipment. The Chairman requested the Council's support to allow Item 9.11 to be considered later in the meeting.

Moved Cr Guise, Seconded Cr Michael.

That Standing Orders be re- instated.

The Motion was put and declared CARRIED (11/0).

9.11 CATALINA GROVE PRECINCT PLAN

Note Item 9.11 dealt with later in the Agenda.

9.12 DELEGATION AUTHORITY

Moved Cr Guise, Seconded Cr Willox.

[The recommendation in the agenda]

That Council APPROVE the Delegation Register 2015 (dated October 2015), as amended.

The Motion was put and declared CARRIED BY ABSOLUTE MAJORITY (11/0).

9.13 COUNCIL MEETING SCHEDULE 2016

Moved Cr Guise, Seconded Cr Treby.

[The recommendation in the agenda]

- 1. That the schedule of Council meetings dates be APPROVED for 2016 as follows:**
 - **18 February 2016 (City of Stirling)**
 - **21 April 2016 (Town of Victoria Park)**
 - **16 June 2016 (City of Vincent)**
 - **11 August 2016 (Town of Cambridge)**
 - **13 October 2016 (City of Perth)**
 - **8 December 2016 (City of Wanneroo)**
- 2. That the commencement time for Council meetings BE 6:00pm.**
- 3. That Council meetings be HELD on a rotational basis at participant Council premises.**
- 4. That the schedule of Management Committee meetings dates be APPROVED for 2016 as follows:**
 - **17 March 2016**
 - **19 May 2016**
 - **23 July 2016**
 - **15 September 2016**
 - **17 November 2016**
- 5. That the Management Committee meetings be held at the City of Stirling and the commencement time BE 5:00pm.**

6. That the schedule of meeting dates be ADVERTISED as required by the Local Government Act.

The Motion was put and declared CARRIED (11/0).

9.14 PROCUREMENT POLICY REVIEW 2015

Moved Cr McLean, Seconded Cr Carr.

[The recommendation in the agenda]

That the Council APPROVE the Procurement Policy (October 2015).

The Motion was put and declared CARRIED (11/0).

Moved Cr Tyzack, Seconded Cr McLean.

That Standing Orders be suspended to allow Urbis representatives to present the Catalina Grove Precinct Plan and the meeting move behind closed doors to allow Confidential Item 9.15 to be discussed.

The Motion was put and declared CARRIED (11/0).

The Chairman welcomed the Urbis representatives, Karen Wright, Peter Fitzgerald and Michael Webb to the meeting and invited them to undertake the presentation on the Integrated Catalina Urban Design and Landscape Design consultancy and the Catalina Grove Precinct Plan.

9.11 CATALINA GROVE PRECINCT PLAN

Moved Cr Chester, Seconded Cr Michael.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVE the Catalina Grove Precinct Plan (September 2015) prepared by Urbis.**
- 2. RECEIVE the Satterley Property Group report on the Catalina Grove Precinct Plan (14 September 2015).**
- 3. REQUEST the Satterley Property Group to undertake consultation with the City of Wanneroo and State Authorities on the outcomes and recommendations of the Catalina Grove Precinct Plan.**
- 4. REQUEST the Satterley Property Group to undertake a detailed analysis on the outcomes and recommendations of the Catalina Grove Precinct Plan, and in particular investigating and testing the differences between the current LSP and the Catalina Grove Precinct Plan and provide a report to Council.**

Cr Vaughan apologised for having to depart the meeting and thanked the Chairman and Councillors for their support and recognised the efforts of the CEO and the Satterley Property Group in progressing the Project. Cr Vaughan left the meeting during discussion on this Item (7:25pm).

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

9.15 CEO ANNUAL PERFORMANCE REVIEW FOR 2014/2015 – APPOINTMENT OF CONSULTANT – CONFIDENTIAL

Moved Cr Willox, Seconded Cr Tyzack.

[The recommendation in the agenda]

That the Council appoint John Phillips Consulting to assist the Council with the CEO Annual Performance Review for 2015 in accordance with the proposal dated 8 September 2015.

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

Moved Cr Davidson, Seconded Cr Tyzack.

That Standing Orders be reopened and the meeting doors be opened.

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

The recommendations for Items 9.11 and 9.15 were read out as follows:

9.11 CATALINA GROVE PRECINCT PLAN

That the Council:

RECEIVE the Catalina Grove Precinct Plan (September 2015) prepared by Urbis.

RECEIVE the Satterley Property Group report on the Catalina Grove Precinct Plan (14 September 2015).

REQUEST the Satterley Property Group to undertake consultation with the City of Wanneroo and State Authorities on the outcomes and recommendations of the Catalina Grove Precinct Plan.

REQUEST the Satterley Property Group to undertake a detailed analysis on the outcomes and recommendations of the Catalina Grove Precinct Plan, and in particular investigating and testing the differences between the current LSP and the Catalina Grove Precinct Plan and provide a report to Council.

9.15 CEO ANNUAL PERFORMANCE REVIEW FOR 2014/2015 – APPOINTMENT OF CONSULTANT

That the Council appoint John Phillips Consulting to assist the Council with the CEO Annual Performance Review for 2015 in accordance with the proposal dated 8 September 2015.

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

Item 9.15 CEO Annual Performance Review for 2014/2015 – Appointment of Consultant.

14. GENERAL BUSINESS

The Chairman thanked the Councillors for their efforts over the previous 2 years and expressed his pleasure in performing his role as Chairman of the TPRC. He thanked the TPRC CEO (Mr Tony Arias), the TPRC office and the Satterley Property Group for their efforts.

The Chairman indicated that significant achievements had been made over the past 2 years.

The Chairman concluded by wishing his fellow Councillors well with the upcoming local government election.

15. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 7:40pm.

These minutes were confirmed at a meeting on

SIGNED this day of 2015

as a true record of proceedings.

CHAIRMAN