



TAMALA PARK
REGIONAL COUNCIL

Ordinary Meeting of Council

MINUTES

Thursday 23 June 2011
City of Joondalup, 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

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
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 Giovanni Italiano (CHAIRMAN) 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 (DEPUTY CHAIRMAN)	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

Chairman	Cr Giovanni Italiano
Councillors	Cr Geoff Amphlett Cr Nick Catania Cr Leonie Getty Cr Tom McLean Cr Glynis Monks Cr Stephanie Proud Cr Trevor Vaughan (from 5.45pm, departed 6.30pm) Cr Simon Withers (from 5.45pm)
Alternate Members	Nil
Staff	Mr Tony Arias (Chief Executive Officer) Mrs Kylie Jeffs (Executive Assistant)
Apologies Councillors	Cr Eleni Evangel Cr Dianne Guise Cr David Michael
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Sandy Biagioni (Satterley Property Group) Mr Nigel Satterley (Satterley Property Group) Mr Grant Singleton (Satterley Property Group)
Apologies Participant Councils' Advisers	Mr Stuart Jardine (City of Stirling) Mr Arthur Kyron (Town of Victoria Park)
In Attendance Participant Councils' Advisers	Mr Lewis Bond (City of Perth) Mr Pas Bracone (City of Wanneroo) Mr Mark Dickson (City of Wanneroo) Mr John Giorgi (Town of Vincent) Mr Garry Hunt (City of Joondalup) Mr Jason Lyon (Town of Cambridge)
Members of the Public	Nil
Press	Nil

1. OFFICIAL OPENING

At 5.40pm the Chairman declared the meeting of the Tamala Park Regional Council open.

DISCLOSURE OF INTERESTS

Nil

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Apologies were received from:

- Cr Eleni Evangel
- Cr Dianne Guise
- Cr David Michael

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 14 April 2011

Moved Cr L Getty, Seconded Cr G Amphlett

That the minutes of the Ordinary Meeting of Council of 14 April 2011 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

The Motion was put and declared CARRIED (7/0).

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

Nil

9. ADMINISTRATION REPORTS

9.1 BUSINESS REPORT – PERIOD ENDING 30 MAY 2011

Moved Cr N Catania, Seconded Cr L Getty

[The recommendation in the agenda]

That the Council RECEIVE the Business Report to 30 May 2011.

The Motion was put and declared CARRIED (7/0).

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF APRIL 2011 AND MAY 2011

Moved Cr T McLean, Seconded Cr L Getty

[The recommendation in the agenda]

That the Council RECEIVE and NOTE the Statement of Financial Activity for the months ending 30 April 2011 and 31 May 2011.

The Motion was put and declared CARRIED (7/0).

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF APRIL 2011 AND MAY 2011

Moved Cr T McLean, Seconded Cr G Amphlett

[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 2011 and May 2011:

- **Month ending 30 April 2011 (Total \$167,083.85)**
- **Month ending 31 May 2011 (Total \$94,859.11)**
- **Total Paid - \$261,942.96**

The Motion was put and declared CARRIED (7/0).

9.4 MINDARIE REGIONAL COUNCIL BUFFER

Cr S Withers and Cr T Vaughan arrived at 5.45pm.

[The recommendation in the agenda]

That the Council RECEIVE the report relating to the MRC landfill site buffer zone.

Moved Cr G Monks, Seconded Cr G Amphlett an amendment to the recommendation as follows:

That the Council RECEIVE the report of 23 June 2011 relating to the MRC landfill site buffer zone.

The Motion was put and declared CARRIED (9/0).

9.5 TPRC STRUCTURE PLAN STATUS UPDATE

[The recommendation in the agenda]

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

Moved Cr T Vaughan, Seconded Cr L Getty

That a second recommendation be added as follows:

1. That the Council **RECEIVE** the status report in relation to the TPRC Structure Plan.
2. That the TPRC CEO liaise with the City of Wanneroo to resolve outstanding issues with the TPRC Structure Plan.

The Motion for amendment was put and declared CARRIED (9/0).

The Motion as then amended was put and declared CARRIED (9/0).

9.6 STRUCTURE PLAN REFERRAL - ENVIRONMENTAL PROTECTION & BIODIVERSITY CONSERVATION ACT

Cr L Getty departs the room during discussion on this item at 5.55pm.

Moved Cr G Amphlett, Seconded Cr N Catania

[The recommendation in the agenda]

That the Council RECEIVE the report.

The Motion was put and declared CARRIED (8/0).

9.7 SALES AND LOT RELEASE STRATEGY

Prior to the commencement of the meeting an alternative recommendation for Item 9.7 (Sales and Lot Release Strategy) was distributed.

Cr L Getty returns to meeting at 6.00pm.

[The recommendation in the agenda]

1. That Council **APPROVE** the Sales and Lot Release Strategy, June 2011, submitted by the Satterley Property Group, as the basis of more detailed planning and investigation.
2. That the Satterley Property Group are **ADVISED** as follows;
 - (i) The timeframes for the Commencement of Presales Marketing (July 2011) and Registration of Interest Program (July 2011) are considered premature until the WAPC subdivision approval and SEWPAC approval have been achieved.
 - (ii) Prior to approval to the Temporary Sales Office - Marmion Avenue cost estimates need to be provided for servicing, establishment and on going maintenance.
 - (iii) The proposed disposal methods for lots are supported, however, the form, conditions and process will need to be the subject of separate Council approval. This matter is the subject of discussions with the Department of Local Government.
 - (iv) The proposed Sustainability package needs to be clearly defined and approved by the Council.

Moved Cr G Amphlett, Seconded Cr T Vaughan

That the alternative recommendation be made as follows:

1. **APPROVE** the Sales and Lot Release Strategy, June 2011, submitted by the Satterley Property Group, as the basis of more detailed planning and investigation, subject to the following amendments:
 - ‘Incentives’ clause on page 6 of the Lot Sale & Release Strategy to be amended from ‘24 months’ to ‘18 months’ of settlement; and
 - Area 1 on the draft Lot Sale and Release Strategy Plan (May 2011) be modified to show builder allocation lots.
2. **ADVISE** the Satterley Property Group as follows;
 - (i) The timeframes for the Commencement of Presales Marketing (July 2011) and Registration of Interest Program (July 2011) are considered premature until the WAPC subdivision approval and SEWPAC approval have been achieved.
 - (ii) Prior to Council approval of the Temporary Sales Office - Marmion Avenue cost estimates need to be provided for servicing, establishment and on going maintenance.
 - (iii) The proposed disposal methods for lots are supported, however, the form, conditions and process will need to be the subject of separate Council approval. This matter is the subject of discussions with the Department of Local Government.
 - (iv) The proposed Sustainability package needs to be clearly defined and approved by the Council.

The Motion was put and declared CARRIED (9/0).

9.8 DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE

Moved Cr S Proud, Seconded Cr N Catania

[The recommendation in the agenda]

That the Council resolve to **APPROVE** the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement;

Name of Person	Job
Ray Stokes/Darren Walsh	Government Approvals
Justin Crooks	Senior Project Manager
Name of Replacement Person	Job
Ray Stokes/Peter Miller	Government Approvals
Grant Singleton	Senior Project Manager

The Motion was put and declared CARRIED (9/0).

9.9 ALTERNATIVE MARKETING PLAN

Prior to the commencement of the meeting an alternative recommendation for Item 9.9 (Alternative Marketing Plan) was distributed.

[The recommendation in the agenda]

That the Council **APPROVE** the Alternative Marketing Plan for 2011/12 prepared by the Satterley Property Group.

[The alternative recommendation]

That the Council APPROVE the Alternative Marketing Plan for 2011/12 prepared by the Satterley Property Group in conjunction with the cashflow analysis suggested by Hegney Property Group.

Moved Cr G Monks, Seconded Cr L Getty

That the alternative recommendation be amended as follows:

That the Council REQUEST Satterley Property Group to REVISE the Alternative Marketing Plan for 2011/12 prepared by the Satterley Property Group in conjunction with the cashflow analysis suggested by Hegney Property Group and refer the revised Marketing Plan back to the Management Committee.

The Motion for amendment was put and declared CARRIED (9/0).

The Motion as then amended was put and declared CARRIED (9/0).

The Chairman then read out the recommendations for items 9.10, 9.11 and 9.12 as follows:

9.10 Independent Consultant Review of Project Cashflow

That the Council RECEIVE the Research Report by the Hegney Property Group and REQUEST the Satterley Project Group to review the Research Report and report to the Council on any recommended changes to the Project Cashflow 2011.

9.11 Comparison of 2008 Project Cashflow and 2011 Project Cashflow

That the Council RECEIVE the report on the comparison between the TPRC 2008 Cashflow and the Project Cashflow, March 2011, submitted by the Satterley Property Group.

9.12 Earthworks/Civil Works Tender

1. ACCEPT Tender No 6037-1 submitted by R J Vincent for the following;

- a. Bulk Earthworks (Stages 1 to 6 excluding Stage 5) for the lump sum value of \$1,991,422.03 excluding GST, subject to obtaining the SEWPAC environmental approvals and City of Wanneroo Development Approval for earthworks.
- b. Stage 1 Subdivision Works and Neerabup Road intersection works for the lump sum value of \$5,906,475.17 excluding GST, subject to obtaining the WAPC conditional subdivision approval, appropriate City of Wanneroo and service authority approvals.
- c. Earthworks and Subdivision Works - fixed rates contract for a period of two years until 30 June 2013.
- d. Subject to the removal of the tender qualification items relating to material cost increases.

2. That the Award of further stages of works during the term of this contract will be at the absolute discretion of the TPRC and subject to;

- a. Approval of lump sum, in accordance with the tendered rates, contracts by the Council,
 - b. Market conditions and Sales Rates,
 - c. Ongoing satisfactory performance of the contractor, during the execution of each separable portion of the contract.
3. That the Chairman and the CEO be AUTHORISED to sign and affix the TPRC common seal to the Contracts.

9.13 MEETING ARRANGEMENTS

Moved Cr G Monks, Seconded Cr G Amphlett

[The recommendation in the agenda]

That Council RESOLVE to amend commencement time for TPRC Council meetings from 5.30pm to 6.00pm.

The Motion was put and declared CARRIED (8/0).

9.14 GEOGRAPHIC NAMES COMMITTEE – CHANGE OF SUBURB NAME **LATE ITEM**

[The recommendation in the agenda]

That the Council RESOLVE to request the City of Wanneroo to initiate the renaming of that part of the Clarkson locality within the Tamala Park project (generally bounded by Kwinana Freeway, Neerabup Road, Marmion Avenue and the Tamala Park landfill site) to 'Catalina'.

Moved Cr S Proud, Seconded Cr N Catania

That the recommendation be made with the following amendment from 'Kwinana' Freeway to 'Mitchell' Freeway:

That the Council RESOLVE to request the City of Wanneroo to initiate the renaming of that part of the Clarkson locality within the Tamala Park project (generally bounded by Mitchell Freeway, Neerabup Road, Marmion Avenue and the Tamala Park landfill site) to 'Catalina'.

The Motion as amended was put and declared CARRIED (7/1).

For: Cr G Amphlett, Cr N Catania, Cr L Getty, Cr G Italiano, Cr T McLean, Cr S Proud and Cr S Withers.

Against: Cr G Monks.

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 9.10: Independent Consultant Review of Project Cashflow
- Item 9.11: Comparison of 2008 Project Cashflow and 2011 Project Cashflow
- Item 9.12: Earthworks/Civil Works Tender

14. GENERAL BUSINESS

- Management Committee Meetings
The CEO advised that the remainder of the 2011 Management Committee meetings are presently being scheduled to enable the Committee minutes to be distributed and properly considered before the Council meetings.
- Contribution to Study for Coastal Pathway Burns Beach to Mindarie.
The CEO advised that he was aware of the recommendations by the Cities of Joondalup and Wanneroo to the Department of Planning requesting the TPRC to contribute to the funding of a study for a coastal pathway between the Burns Beach development and Mindarie. At this stage no formal request has been made by the Department of Planning to the TPRC.. It was agreed that this matter would be the subject of a report to the TPRC Council at its next meeting.

15. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 7.12pm.

These minutes were confirmed at a meeting on

SIGNED this day of 2011

as a true record of proceedings.

CHAIRMAN