



TAMALA PARK  
REGIONAL COUNCIL

## Ordinary Meeting of Council

# MINUTES

Thursday 4 December 2008  
City of Wanneroo, 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 Michele John Mayor Troy Pickard	
City of Perth	Cr Eleni Evangel	
City of Stirling	Cr Paul Collins Cr John Italiano Cr David Michael Cr Bill Stewart	Cr Kathryn Thomas Cr Terry Tyzack
Town of Victoria Park	Mayor Trevor Vaughan	
Town of Vincent	Mayor Nick Catania	Cr Steed Farrell
City of Wanneroo	Cr Tracey Roberts Cr Bob Smithson	Cr Alan Blencowe Cr Frank Cvitan

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 DLGRD is preparing an amendment to rectify this situation.

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## PRESENT

<b>Chairman</b>	Cr Troy Pickard
<b>Councillors</b>	Cr Nick Catania (departed meeting 7.40pm and returned 7.44pm) Cr Paul Collins Cr David Michael Cr Bob Smithson Cr Trevor Vaughan
<b>Alternate Members</b>	Cr Frank Cvitan (alternate member for Cr Tracey Roberts)
<b>Staff</b>	Rod Constantine (Chief Executive Officer) Kylie Jeffs (Minute Clerk)
<b>Apologies Councillors</b>	Cr Eleni Evangel Cr John Italiano Cr Michele John Cr Tracey Roberts Cr Bill Stewart Cr Simon Withers
<b>Leave of Absence</b>	Nil
<b>Absent</b>	Nil
<b>Consultants</b>	Mr Brett Wood Gush (TPG Town Planning & Urban Design) Mr Jeff Malcolm (TPG Town Planning & Urban Design) Mr John de Brun (Syrinx) Ms Sandra Santich (Syrinx) Ms Jody Wong (Syrinx)
<b>Apologies Represented Councils' Advisers</b>	Mr Lewis Bond (City of Perth)
<b>In Attendance</b>	Mr Jason Buckley (Town of Cambridge) Mr John Giorgi (Town of Vincent) Mr Garry Hunt (City of Joondalup) Mr Jason Lyon (Town of Cambridge) Mr Daniel Simms (City of Wanneroo)
<b>Members of the Public</b>	Nil
<b>Press</b>	Nil

## PRELIMINARIES

### 1. OFFICIAL OPENING

The meeting was declared open at 5.51pm.

**DISCLOSURE OF INTERESTS**

Nil

**2. PUBLIC STATEMENT/QUESTION TIME**

Nil

**3. APOLOGIES AND LEAVE OF ABSENCE**

Apologies were received from Cr Eleni Evangel, Cr John Italiano, Cr Michele John, Cr Bill Stewart, Cr Tracey Roberts and Cr Simon Withers.

*See also agenda Item 9.9 Apologies & Leave of Absence (submitted as a late item).*

**4. PETITIONS**

Nil

**5. CONFIRMATION OF MINUTES**

*Ordinary Meeting of Council – 16 October 2008*

Moved Cr T Vaughan, Seconded Cr N Catania

That the minutes of the Ordinary Meeting of Council of 16 October 2008 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)**

The Chairman advised the timeline for the structure plan project is currently on track. A workshop will be held by the end of January 2009 to consider 3 structure plan options with one final plan to be adopted as a result.

The Chairman also advised he will attend all future Project Control Group meetings.

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

Nil

**8. REPORTS OF COMMITTEES**

*Audit Committee Meeting – 4 December 2008*

R Constantine (CEO) advised that an Audit Committee meeting scheduled for 4.30pm on 4 December 2008 was adjourned due to lack of a quorum with Cr Pickard and Cr Smithson being available and apologies having been received from Cr Stewart, Cr Roberts and Cr Italiano. The Audit Committee meeting agenda item relating to the

adoption of the TPRC annual report has been included on this Council meeting agenda as item 9.8 for adoption by the Council.

## 9. ADMINISTRATION REPORTS

Moved Cr B Smithson, Seconded Cr F Cvitan

That the meeting be adjourned at 5.58pm to allow consultant TPG Town Planning & Urban Design to give an abridged presentation of structure plan concepts, which were previously presented at the structure plan workshop held at the City of Stirling on 26 November 2008.

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

The meeting reopened at 6.40pm.

*TPG and Syrinx representatives departed the meeting at 7.05pm.*

Moved Cr T Vaughan, Seconded Cr B Smithson

That agenda Item 9.4 Vision Statement & Objectives – TPD Project and item 9.6 Structure Plan – Consultants Report for the Period Ending 26 November 2008 be discussed prior to Item 9.1 Business Report – Period Ending 30 November 2008.

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

### 9.4 VISION STATEMENT & OBJECTIVES – TPD PROJECT

[The Motion recommended in the agenda read as follows – an alternative motion was moved and carried as reported below]

**That the vision statement and objectives set out below be DISCUSSED, and ADOPTED for the TPD project.**

#### *Tamala Park Development Vision Statement*

**The development will incorporate environmental responsibility, effective community development and wellbeing, foster local economic development and employment opportunities, enhance transport (including public transport) opportunities, facilitate efficient energy use and production, minimise waste and water consumption and provide healthy profits for landowners.**

#### *Tamala Park Structure Plan Project – Draft Project Objectives*

The Tamala Park Development (TPD) is to:

- **Be undertaken in a manner encouraging the efficient use of land, hard and soft infrastructure and the sustainable management of natural resources;**
- **Feature a range of housing densities and forms of ownership to accommodate the changing demographics of the Perth Metropolitan Region, changing lifestyle choices and to facilitate sustainable forms of habitation;**
- **Contribute to the provision of adequate services and facilities in the locality in keeping with forecast demand;**

- Facilitate development providing an opportunity for a greater proportion of people to live in proximity to employment opportunities, retailing, community services, leisure/recreation facilities and efficient public transport services;
- Ensure strong links between Tamala Park and developing employment centres. In particular Neerabup Industrial Estate (Meridian Park) and Joondalup should be points of focus;
- Integrate and promote historical, cultural and natural attributes contributing to the identity and value of the site, including Aboriginal heritage and significant tracts of vegetation;
- Provide for the needs of the community with respect to changing patterns of employment, including the appropriate planning and provision of lands for home business activities;
- Promote residential development being both resource and cost-efficient in terms of built form, building materials and resource consumption;
- Facilitate development with high levels of amenity in order to encourage further investment in the locality. In particular, the treatment of Neerabup Road is noted as being of significant importance;
- Incorporate measures and initiate actions that recognise the needs and the locational criteria of business activities in order to lift the level of employment self-sufficiency and limit future burden on regional transport systems; Partnerships with industry and government agencies will be investigated and implemented where practical;
- Retain and integrate areas of existing vegetation for the purpose of conserving significant flora and fauna, in tandem with providing the benefits of natural amenity and recreational opportunity;
- Encourage and facilitate site specific biodiversity with the urban fabric;
- Encourage opportunities to incorporate alternative forms of energy production, water provision and reuse, alternative transport opportunities and the provision of high levels of telecommunications infrastructure;
- Ensure that the development meets the objectives of the landowners in terms providing a balance between social, environmental and economic outcomes and financial returns;
- Maintain a suitable level of community involvement throughout the planning process;
- Maintain a high level of accessibility to commercial development and recreational opportunities including the coast, in addition to investigating opportunities for regional tourism attractions including bike trails and coastal nodes;
- Foster the diversity of surrounding activity centres, ensuring that a full range of activities and services is available to provide for the population-driven needs of the community; and
- Demonstrate political and community stewardship with regard to economic, social and environmental sustainability.

Moved Cr P Collins, Seconded Cr D Michael an alternative motion as follows:

- 1) That the Council **NOTES** that the vision and objectives for the TPD project have already been developed in the TPRC Establishment Agreement and the tender brief for the project and should be used as the guide for the project; and
- 2) That Council **REAFFIRMS** its statement of objectives as set out in the TPRC Establishment Agreement viz:
  - i. To develop and improve the value of the Land;

- ii. To maximise, within prudent risk parameters, the financial return to the Participants;
- iii. To balance economic, social and environmental issues; and
- iv. To produce a quality development demonstrating the best urban design and development practice.

and the six principles set out in the brief for (and subsequent contract) structure planning viz:

- i. Lifestyle and housing choice
- ii. Effective use of land and infrastructure
- iii. Long term health of the environment
- iv. Identity, equity and inclusiveness
- v. Long term economic health
- vi. People and government

and the attendant detail with the matrix expanding the six principles contained in the tender brief (and subsequent contract).

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

#### **9.6 STRUCTURE PLAN – CONSULTANTS REPORT FOR THE PERIOD ENDING 26 NOVEMBER 2008**

Moved Cr N Catania, Seconded Cr B Smithson

[The Motion recommended in the agenda]

1. That the report from TPG on consultant activity relative to structure planning for the period ending 26 November 2008 be RECEIVED.
2. That the Council NOTE that work to 26 November 2008 is in accordance with the time program and project phases listed for the TPD structure planning project.

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

*The normal order of agenda items was resumed.*

#### **9.1 BUSINESS REPORT – PERIOD ENDING 30 NOVEMBER 2008**

Moved Cr N Catania, Seconded Cr T Vaughan

[The Motion recommended in the agenda]

**That the Business Report to 30 November 2008 be RECEIVED.**

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

#### **9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTH OCTOBER 2008**

Moved Cr N Catania, Seconded Cr P Collins

[The Motion recommended in the agenda]



**That the Council RECEIVE and NOTE the Statement of Financial Activity for the month ending 31 October 2008.**

The Motion was put and declared CARRIED subject to the under budget figures being addressed on the statement of financial activity (7/0).

**9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTH OF OCTOBER 2008**

Moved Cr P Collins, Seconded Cr B Smithson

[The Motion recommended in the agenda]

**That the Council RECEIVE and NOTE the list of accounts paid under Delegated Authority to the CEO for the month October 2008:**

- **Month ending 31 October 2008 (Total \$16,933.94)**
- **Total Paid \$16,933.94**

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

**9.4 VISION STATEMENT & OBJECTIVES – TPD PROJECT**

*This item was discussed prior to Item 9.1 of this agenda.*

**9.5 MEETING DATES - 2009**

Moved Cr N Catania, Seconded Cr T Vaughan moved items 1, 2 and 3

[The Motion recommended in the agenda]

1. **That the schedule of meeting dates and venues shown below be CONFIRMED for Council meetings during the 2009 calendar year.**

**Thursday 26 February 2009 - Town of Cambridge**

**Thursday 16 April 2009 – City of Joondalup**

**Thursday 18 June 2009 - City of Perth**

**Thursday 13 August 2009 - City of Stirling**

**Thursday 15 October 2009 - Town of Victoria Park**

**Wednesday 9 December 2009 – Town of Vincent**

NB: Correction the 9 December 2009 meeting was previously described as Thursday 9 December 2009

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

3. **That the time for commencement of meetings be 5.30pm.**

and a further 2 motions as follows:

4. **That Council NOTE the schedule of CEO meetings occurring one week prior to the Council meetings (as referenced in appendix item 9.5).**

5. That a workshop be HELD on 29 January 2009 (commencing at 6pm) at the City of Joondalup to review a presentation of 3 structure plans.

The Amendment and Amended Motion were put and declared CARRIED (7/0).

#### 9.6 STRUCTURE PLAN – CONSULTANTS REPORT FOR THE PERIOD ENDING 26 NOVEMBER 2008

*This item was discussed after item 9.4 and prior to Item 9.1 of this agenda.*

#### 9.7 PUBLIC CONSULTATION PROCESS SUPPORTING STRUCTURE PLAN ACTIVITY

*A People and Places Working Group Terms of Reference document (compiled by Creating Communities) was distributed during the meeting for consideration in relation to this item*

[The Motion recommended in the agenda]

1. That the public consultation process supporting the process of sustainable urban design and planning outcomes be AUTHORISED with the necessary advertisements and public consultation sessions as envisaged in the TPG tender response utilising the services of the Creating Communities organisation.
2. That the Council NOTE that the public consultation process will include the formation of a People & Places Working Group with representation from local community and local clubs.
3. That the public consultation process be EXPANDED as recommended consequent upon the community facilities analysis conducted in Phases 1 & 2 of the structure plan development by incorporation of a youth town centre design competition and forum providing the opportunity for young people to interact with planners and others on the project team to input ideas for the overall Structure Plan.
4. That the required funds for the additional consultation (\$18,000) with youth be AUTHORISED and brought forward to detailed consideration in the half year budget review.

Moved Cr B Smithson, Seconded Cr T Vaughan recommendations 1 and 2 as recommended in the agenda viz:

1. That the public consultation process supporting the process of sustainable urban design and planning outcomes be AUTHORISED with the necessary advertisements and public consultation sessions as envisaged in the TPG tender response utilising the services of the Creating Communities organisation.
2. That the Council NOTE that the public consultation process will include the formation of a People & Places Working Group with representation from local community and local clubs.

Cr P Collins foreshadowed a motion that recommendations 1 to 4 as recommended in the agenda be adopted.

The substantive motion was put and declared CARRIED (5/2).

For: Cr N Catania, Cr F Cvitan, Cr T Pickard, Cr B Smithson, Cr T Vaughan  
Against: Cr P Collins, Cr D Michael

### **9.8 ANNUAL REPORT**

Moved Cr N Catania, Seconded Cr T Vaughan

[The Motion recommended in the agenda]

**That the annual report of the TPRC for the year ended 30 June 2008 be ADOPTED.**

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

### **9.9 APOLOGIES & LEAVE OF ABSENCE (ITEM 3 ON THE AGENDA)**

*Item 9.9 was distributed prior to the commencement of the Council meeting as a late item*

Moved Cr D Michael, Seconded Cr B Smithson

[The Motion recommended in the agenda]

**1. That the report be NOTED and that leave of absence be granted as requested to the following members in respect of the Council meeting 4 December 2008:**

- Cr Eleni Evangel
- Cr John Italiano
- Cr Michele John (absent overseas)
- Cr Tracey Roberts
- Cr Bill Stewart
- Cr Simon Withers

Moved Cr D Michael, Seconded Cr B Smithson an addition of Part 2 of the motion

**2. That a report be PRESENTED to the next meeting of Council scheduled for 26 February 2009 for a suggested protocol for making requests for leave of absence.**

The Amendment and Amended Motion were put and declared CARRIED (7/0).

### **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**

Nil

**15. FORMAL CLOSURE OF MEETING**

The Chairman declared the meeting closed at 8.15pm.

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

SIGNED this ..... day of ..... 2009

as a true record of proceedings.

\_\_\_\_\_  
CHAIRMAN

# Tamala Park Development

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## People and Places Working Group Terms of Reference

### Background

#### About the Project

The Tamala Park Regional Council (TPRC) has commenced planning for the Tamala Park development area, which is bordered by Mindarie and Clarkson to the north and Burns Beach and Kinross to the south.

#### Site Details

The development area is located 35 kilometres north-west of the Perth CBD and approximately six kilometres north-west of the Joondalup Regional Centre, within the City of Wanneroo. The land is owned by seven local governments – City of Stirling, City of Wanneroo, City of Joondalup, City of Perth, Town of Victoria Park, Town of Vincent and the Town of Cambridge – and is a joint landholding of 432 hectares of land, with 180 hectares available for development by the TPRC.

#### Land Use

The proposed development covers approximately 180 hectares and will provide residential home sites with a variety of densities.

#### Project Objectives

The TPRC intends to create a model development in sustainable urban development with demonstrated excellence in built form, environmental management and community creation.

### People and Places Working Group

#### Scope

The TPRC is committed to ensuring that the community and stakeholders in the Mindarie, Clarkson, Burns Beach and Kinross areas have input into the Community Development Plan of the subject land and are kept abreast of project planning.

The establishment of a People and Places Working Group (PPWG) will be an important contributor in realising the project's vision of Tamala Park being socially rewarding and providing community development opportunities.

The PPWG will have input into the project's Community Development Plan by contributing to the development of guiding principles for community development and communicating community values, aspirations and concerns.

#### Membership

The PPWG will comprise between 15 and 20 members, with representation from a wide cross-section of the community and relevant stakeholders. Members will be selected following a public call for 'Expressions of Interest' to represent the community in the interest areas of:

- interested ratepayers;
- business;
- education;
- sport/recreation/culture;
- environment;
- community service; and
- residents living adjacent to the subject land.

All nominations from interested individuals and local groups will be considered and selection will be subject to a set of criteria that includes: the ability to commit to meetings; insight and knowledge of the Mindarie,

Clarkson, Burns Beach and Kinross areas, contact with a broad network of residents and stakeholders; and an understanding of local community aspirations.

#### Frequency of Meetings

Three to four meetings are planned to occur during the period of February 2009 to XX 2009.

The first PPWG meeting will be a two-hour workshop scheduled for:

XX XX XX, February 2009  
5.30pm - 7.30pm  
Venue: to be confirmed

#### Reporting

Outcomes of the PPWG meetings will be minuted and sent to members, as well as listed on the project website.

#### Organisation of the PPWG

Creating Communities Australia Pty Ltd will organise and chair the PPWG meetings and be the principle point of contact for members of the PPWG.

#### **Enquiries**

Creating Communities Australia Pty Ltd  
Jane Thomson  
100 Jersey Street  
Jolimont WA 6014  
Ph: 9284 0910  
Fax: 9284 0912  
[jane@creatingcommunities.com.au](mailto:jane@creatingcommunities.com.au)

**Closing date for expression of interest for the People and Places Working Group is  
5pm, XX XX, February 2009**



## Calling for Expressions of Interest for Public Participation in a Community Reference Group – Tamala Park

### **Would you like to be involved in contributing to the Community Development Plan for Tamala Park?**

The Tamala Park Regional Council (TPRC) has commenced planning for the Tamala Park development area, which is bordered by Mindarie and Clarkson to the north and Burns Beach and Kinross to the south. It is located 35 kilometres north-west of the Perth CBD and approximately six kilometres north-west of the Joondalup Regional Centre, within the City of Wanneroo.

To ensure that the Tamala Park development provides excellent social opportunities and a high quality of life, we are seeking early input from the community in the social planning process.

The TPRC is seeking Expressions of Interest from interested individuals and group representatives in the Mindarie, Clarkson, Burns Beach and Kinross area in the preparation of the Community Development Plan. They are required to:

- Nominate to participate in a People and Places Working Group (PPWG) which will meet for the first time on XX, XX December, 5.30 -7.30pm at a venue to be confirmed.
- Identify matters which may need to be considered during the preparation of the Community Development Plan. Individuals selected for the PPWG will become vital contributors in realising the Tamala Park development vision.

**If you're interested, please contact Jane Thomson at Creating Communities on 9284 0910 or email [jane@creatingcommunities.com.au](mailto:jane@creatingcommunities.com.au) to obtain an Expression of Interest and Terms of Reference form. Nominations close 5pm on XX, XX December 2008.**

