



TAMALA PARK
REGIONAL COUNCIL

Special Meeting of Council

MINUTES

Thursday 14 May 2009
City of Stirling, 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 Michele Rosano (nee 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.

TABLE OF CONTENTS

MEMBERSHIP.....	2
PRESENT	4
1. OFFICIAL OPENING.....	5
DISCLOSURE OF INTERESTS	5
2. PUBLIC STATEMENT/QUESTION TIME	5
3. APOLOGIES AND LEAVE OF ABSENCE	5
4. PETITIONS	5
5. CONFIRMATION OF MINUTES	5
5A. BUSINESS ARISING FROM THE MINUTES	5
6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION).....	5
7. MATTERS FOR WHICH MEETING MAY BE CLOSED	5
8. REPORTS OF COMMITTEES.....	5
9. ADMINISTRATION REPORTS (AS PRESENTED ITEM 9.1 - 9.4)	6
9.1 DEVELOPMENT POST STRUCTURE PLAN APPROVAL – OPTIONS FOR JOINT VENTURES/PARTNERING WITH PRIVATE ENTERPRISES	6
9.2 TPRC STRUCTURE PLAN PRELIMINARY FINAL DRAFT DOCUMENT & PLAN (PRESENTATION BY TPG & CONSULTANTS)	7
9.3 RECOMMENDATIONS OF CEO PERFORMANCE REVIEW COMMITTEE	7
8.1 Scope of Activity – CEO Performance Review Committee	7
8.2 Appointment of Recruitment Consultant	7
8.3 Process for Appointment of Chief Executive Officer	8
8.4 Timeline for Appointment of Chief Executive Officer.....	8
8.5 Methodology - Evaluation of Consultant Submissions – CEO Recruitment.....	8
9.4 RECOMMENDATIONS OF PROJECT STEERING COMMITTEE	8
8.1 Appointment of Chairman of Committee	9
8.2 Appointment of Project Steering Committee	9
8.3 Review of Terms of Reference.....	9
8.4 Future Tasks & Timetable	9
9.2 TPRC STRUCTURE PLAN PRELIMINARY FINAL DRAFT DOCUMENT & PLAN (PRESENTATION BY TPG & CONSULTANTS).....	9
10. FORMAL CLOSURE OF MEETING.....	13

PRESENT

Chairman Cr Troy Pickard

Councillors Cr Nick Catania (from 5.45pm) (departed 7pm)
Cr Paul Collins
Cr John Italiano (departed 10.15pm)
Cr David Michael
Cr Tracey Roberts
Cr Michele Rosano (from 6pm)
Cr Bob Smithson
Cr Bill Stewart (departed 6.50pm)
Cr Simon Withers (from 5.48pm) (departed 10.50pm)

Alternate Members Nil

Staff Rod Constantine (Chief Executive Officer)
Kylie Jeffs (Minute Clerk)

Apologies Councillors Cr Eleni Evangel
Cr Trevor Vaughan

Leave of Absence Nil

Absent Nil

Consultants Mr Murray Casselton (TPG Town Planning & Urban Design)
Mr Jeff Malcolm (TPG Town Planning & Urban Design)
Ms Lynden Prince (Creating Communities)
Mr Jason McFarlane (Pracsys)
Mr John de Bruyn (Syrinx Environmental)
Ms Radmilla Tomanovic (Syrinx Environmental)
Mr Colin Kleyweg (TABEC)
Mr Darren Levey (Uloth & Associates)

Government Development Agency Mr Ian Ardron (Manager Project Partnering - Landcorp)
Mr Ross Holt (Chief Executive Officer - Landcorp)

Apologies Represented Councils' Advisers Nil

In Attendance Mr John Bonker (Town of Victoria Park)
Mr Jason Buckley (Town of Cambridge)
Mr Mark Dickson (City of Wanneroo)
Mr John Giorgi (Town of Vincent)
Mr Garry Hunt (City of Joondalup)
Mr Stuart Jardine (City of Stirling)
Mr John Paton (City of Wanneroo)
Mr Daniel Simms (City of Wanneroo)

Members of the Public Nil

Press Nil

PRELIMINARIES

1. OFFICIAL OPENING

The meeting was declared open at 5.35pm.

DISCLOSURE OF INTERESTS

Nil

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Apologies were received from Cr Eleni Evangel and Cr Trevor Vaughan.

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Not applicable

5A. BUSINESS ARISING FROM THE MINUTES

Not applicable

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

The Chairman thanked Mr Ross Holt (Chief Executive Officer of Landcorp) and Mr Ian Ardron (Manager Project Partnering of Landcorp) for attending this special meeting of Council to give a presentation on the contracting and partnering initiatives with private enterprise (post structure plan approval).

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

9.1 Development Post Structure Plan Approval (presentation from Landcorp) – it was noted that this agenda item was now to be considered in open session and all officers present were not required to leave the meeting.

8. REPORTS OF COMMITTEES

- CEO Performance Review Committee Meeting – 4 May 2009 (refer item 9.3 on agenda)
- Project Steering Committee Meeting – 11 May 2009 (refer item 9.4 on agenda)

9. ADMINISTRATION REPORTS (AS PRESENTED ITEM 9.1 - 9.4)

9.1 DEVELOPMENT POST STRUCTURE PLAN APPROVAL – OPTIONS FOR JOINT VENTURES/PARTNERING WITH PRIVATE ENTERPRISES

Mr Ross Holt (CEO Landcorp) and Mr Ian Ardron (Manager Project Partnering of Landcorp) were invited to make a presentation to the Council covering the experience of Landcorp in contract and various partnership arrangements for land development and associated social development outcomes.

The presentation included the following elements:

- *Landcorp's role;*
- *The Landcorp metropolitan program of developments (including residential developments);*
- *Industry and infrastructure program;*
- *Projects in the northern corridor;*
- *Regional development program (50% of projects are regional);*
- *Government services program;*
- *Landcorp partners;*
- *Partnering opportunities;*
- *Steps in the partnership approach;*
- *Partnership model examples;*
- *Project governance;*
- *Benefits and costs of partnering; and*
- *Other key considerations.*

Mr Ross Holt and Mr Ian Ardron were thanked for their presentation and departed the meeting at 6.30pm.

Moved Cr T Roberts, Seconded Cr P Collins

[The recommendation in the agenda]

That the presentation from Landcorp be RECEIVED.

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

At the conclusion of Item 9.1 the following formal motion was read by the Chairman and put to the meeting.

Moved Cr B Stewart, Seconded Cr B Smithson

That Item 9.3 (Recommendations of CEO Performance Review Committee) and Item 9.4 (Recommendations of Project Steering Committee) be discussed prior to Item 9.2 (TPRC Structure Plan Preliminary Final Draft Document & Plan - Presentation by TPG & Consultants) of this agenda.

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

9.2 TPRC STRUCTURE PLAN PRELIMINARY FINAL DRAFT DOCUMENT & PLAN (PRESENTATION BY TPG & CONSULTANTS)

This item was discussed after Item 9.4 on the agenda.

9.3 RECOMMENDATIONS OF CEO PERFORMANCE REVIEW COMMITTEE

Recommendations for Items 8.1-8.5 of the CEO Performance Review Committee Meeting held 4 May 2009 were considered by the Council in turn.

8.1 Scope of Activity – CEO Performance Review Committee

Moved Cr B Smithson, Seconded Cr T Roberts

[The Committee recommendation to the Council]

That the scope of the CEO Performance Review Committee be expanded as follows:

1. To work with a recruitment consultant to report to the full Council on the following matters relative to the appointment of Chief Executive Officer:
 - A process plan and timeline for the appointment
 - The preparation of a job description and performance measures
 - A draft contract for employment conditions and remuneration
 - A package of data for consideration by the Salaries & Allowances Tribunal to assess a remuneration package for the position
 - A draft advertisement and advertising schedule
2. To coordinate the recruitment program with scheduled meetings of the TPRC Council and to facilitate a timely appointment of a CEO prior to expiry of the incumbent CEO term of office in October 2009.

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

8.2 Appointment of Recruitment Consultant

Moved Cr B Smithson, Seconded Cr T Roberts

[The Committee recommendation to the Council]

1. That the action taken to invite submissions from recruitment consultants be ENDORSED.
2. That Gerard Daniels (Mr Lloyd Smith and Mr Tony Taylor) be appointed recruitment consultant for the engagement of the TPRC CEO:
 - a) For a consultant fee of 15% of guaranteed compensation for the first year of the CEO position with advertising and any agreed travel and travel associated costs being met by the Council as proposed in the Gerard Daniels submission dated 1 May 2009; and
 - b) In accordance with the scope and undertakings detailed in the Gerard Daniels submission dated 1 May 2009 with the detail of component items and dates of tasks to be finalised upon appointment.

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

8.3 Process for Appointment of Chief Executive Officer

Moved Cr M Rosano, Seconded Cr S Withers

[The Committee recommendation to the Council]

1. That the process for appointment of the Chief Executive Officer for the TPRC, as set out in points 1-6 under the heading 'Process for Appointment of CEO for the TPRC' be ADOPTED.
2. That the process be subject to review following the formal appointment of a recruitment consultant having regard for the scope and undertakings detailed by the consultant with the detail of component items and dates of tasks to be finalised upon appointment of the recruitment consultant .
3. That the committee notes in context of Item 1 and 2 that its recommendation to the Council in respect of Agenda Item 8.1 is for the appointment of Gerard Daniels as recruitment consultant.

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

8.4 Timeline for Appointment of Chief Executive Officer

Moved Cr B Stewart, Seconded Cr M Rosano

[The Committee recommendation to the Council]

That the timeline for appointment of CEO be ADOPTED subject to refinement with the recruitment consultant appointed to assist the TPRC with the CEO recruitment task.

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

8.5 Methodology - Evaluation of Consultant Submissions – CEO Recruitment

Moved Cr D Michael, Seconded Cr B Smithson

[The Committee recommendation to the Council]

That the Council notes that the Committee has had regard for the criteria matrix in assessing submissions from consultants for the task of assisting the TPRC with the CEO recruitment function under Item 8.1 of the agenda.

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

9.4 RECOMMENDATIONS OF PROJECT STEERING COMMITTEE

Recommendations for Items 8.1-8.4 of the Project Steering Committee Meeting held 11 May 2009 were considered by the Council as one item.

Moved Cr T Roberts, Seconded Cr B Stewart

[The Committee recommendation to the Council]

8.1 Appointment of Chairman of Committee

That the Committee members ELECT a Chairman for the Committee.

8.2 Appointment of Project Steering Committee

That the report be RECEIVED.

8.3 Review of Terms of Reference

The terms of reference of the TPRC Project Steering Committee be:

1. Researching and recommending to the Council the organisational and project structure and associated contracts required for the successful management of the (Tamala Park project) in accordance with Council and project established objectives.
2. Where appropriate, to include in its deliberations the requirement for advisors and recommend to the Council the appointment of such expertise.
3. Receiving direction from the Council on any matter.

8.4 Future Tasks & Timetable

That the Project Steering Committee consider and recommend to the Council the appointment of a suitably qualified law firm to advise on project management arrangements.

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

Cr N Catania and Cr B Stewart departed the meeting after consideration of Item 9.4.

9.2 TPRC STRUCTURE PLAN PRELIMINARY FINAL DRAFT DOCUMENT & PLAN (PRESENTATION BY TPG & CONSULTANTS)

This item was discussed after Item 9.4 on the agenda.

Cr J Italiano and Cr S Withers departed the meeting during debate and before voting on Item 9.2.

TPG Presentation

Mr Murray Casselton (TPG) was invited to make a presentation to the Council on the draft local Structure Plan.

The presentation included the following elements:

- Lot & housing diversity;
- Alternative ownership;
- Integrate foreshore & MRC site;
- Variety of parks & open spaces for interaction;
- Transit Oriented Design (TOD) opportunities;

- Activated east/west link at TOD link;
- Adaptive community uses;
- Earth working, sustainability infrastructure, reuse and water management;
- Safe links;
- Aboriginal heritage;
- Consideration of special needs; and
- Business & home based business;

A question time followed the presentation.

Creating Communities Presentation

Ms Lynden Prince was invited to make a presentation to the Council on the social planning aspects of the draft structure plan.

The presentation included the following elements:

- City of Wanneroo Smart Growth Strategy;
- Consultation (recurring issues);
- Aim – community development plan;
- Themes – community development plan;
- Community facilities provision;
- Local level facilities; and
- District level facility provision.

A question time followed the presentation.

Syrinx Environmental Presentation

Ms Rada Tomanovic was invited to make a presentation to the Council on the environmental management aspects of the draft structure plan.

The presentation included the following elements:

- Surveys influencing the structure plan;
- Outline of areas best kept as biodiversity on site;
- Best protection for environmentally sensitive urban design;
- Environmental Management Plan for the central and east areas classed as deferred urban;
- Overview of the March meeting with DEC with regard to the priority flora (biodiversity bushland to be retained);
- Priority flora to western area and area ceded; and
- Sustainable issues of small pockets.

A question time followed the presentation.

Moved Cr T Pickard, Seconded Cr D Michael that the meeting be adjourned for a dinner break at 8.15pm for a period of 30 minutes.

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

The meeting reconvened at 8.53pm.

Mr John de Bruyn made a presentation to the Council on the environmental management aspects of the draft structure plan.

The presentation included the following elements:

- The interface of urban development and the conservation reserve west of Marmion Avenue could eliminate the proposed road as a part of the boundary demarcation;
- The east/west width of the conservation area immediately adjoining Marmion Avenue intersected by the proposed greenlink could be wider to enhance management of natural flora;
- Opportunities could be made for higher density development – particularly around the Clarkson Rail Station; and
- There is no specification of a light rail service in the greenlink within the draft structure plan.

A question time followed the presentation.

Pracsys

Mr Jason McFarlane was invited to make a presentation to the Council on the economic aspects of the draft structure plan.

The presentation included the following elements:

- Tamala Park economic activation initiatives;
- Activation of a core precinct;
- Maximum use of available infrastructure;
- Active use of available infrastructure;
- Active frontage development on Neerabup Road;
- Staging of development; and
- Connectivity with sub-regional employments nodes.

A question time followed the presentation.

Uloth & Associates

Mr Darren Levey was invited to make a presentation to the Council on the traffic design aspects of the draft structure plan.

The presentation included the following elements:

- The number of vehicles trips that would be generated (25,000);
- Long Beach Promenade connectivity;
- Traffic signals;
- Tunnelling & bridging;
- Connectivity to the rail station to the north;
- Freeway off ramp into the eastern cell of the development; and
- Public transport access from the station through the development to the coast.

A question time followed the presentation.

TABEC

Mr Colin Kleyweg was invited to make a presentation to the Council on the civil engineering aspects of the draft structure plan.

The presentation included the following elements:

- Cut and fill mapping for the development;
- Australian codes;
- Road gradients of 8%;
- Cost per lot for cut and fill option (\$4,300 per lot);
- Retain natural undulations as much as possible; and

A question time followed the presentation.

Issues Raised

Following the presentations from TPG and all sub-consultants the following issues were raised for further consideration:

- Mr Murray Casselton to investigate opportunities for sustainability assessment of the structure plan using the EDAW Sustainable Systems Integration Model (SSIM) or other appropriate model;
- A change to the land use of the north/west block in the central cell from a residential zoning to mixed use; and
- The open space in the central cell to be moved further on top of the hill currently with lookout in conjunction with a realignment of the greenlink to reduce cut and fill near the high point in precinct 2; and
- If there could be a provision of an active open space in the northern half of the eastern cell to service the residential community in that area.

Moved Cr T Roberts, Seconded Cr B Smithson

[The recommendation in the agenda]

1. **That the presentation from TPG and associated consultants be RECEIVED.**
2. **That the draft Structure Plan documents comprising:**
 - **Statutory section**
 - **Explanatory section****be RECEIVED.**

The Motion was put and declared CARRIED (6/0).

It was agreed that elected members should submit any micro level comments in relation to the draft structure plan directly to the consultants (TPG) by close of business Wednesday 20 May 2009.

10. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 10.58pm.

These minutes were confirmed at a meeting on

SIGNED this day of 2009

as a true record of proceedings.

CHAIRMAN