



TAMALA PARK
REGIONAL COUNCIL

Ordinary Meeting of Council

MINUTES

Thursday 14 April 2011
Town of Cambridge, 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 Eleni Evangel (from 5.40pm) Cr Leonie Getty Cr Dianne Guise Cr Tom McLean Cr David Michael Cr Glynis Monks Cr Stephanie Proud (from 6.00pm) Cr Trevor Vaughan Cr Simon Withers
Alternate Members	Nil
Staff	Mr Tony Arias (Chief Executive Officer) Mrs Kylie Jeffs (Executive Assistant)
Apologies Councillors	Cr Geoff Amphlett Cr Nick Catania
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Sandy Biagioni (Satterley Property Group) Mr Gavin Hegney (Hegney Property Group) Mr Nick Perrignon (Satterley Property Group) Mr Grant Singleton (Satterley Property Group) Ms Loretta Sivwright (Satterley Property Group)
Apologies Participant Councils' Advisers	Mr John Giorgi (Town of Vincent) Mr Ross Povey (City of Stirling)
In Attendance Participant Councils' Advisers	Mr Lewis Bond (City of Perth) Mr Mark Dickson (City of Wanneroo) Mr Garry Hunt (City of Joondalup) Mr Stuart Jardine (City of Stirling) Mr Arthur Kyron (Town of Victoria Park) Mr Jason Lyon (Town of Cambridge) Mr Daniel Simms (City of Wanneroo)
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 Geoff Amphlett
- Cr Nick Catania

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Cr E Evangel arrived at 5.40pm.

Ordinary Meeting of Council – 17 February 2011

Moved Cr D Michael, Seconded Cr T Vaughan

That the minutes of the Ordinary Meeting of Council of 17 February 2011 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

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

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

- *Management Committee – 17 March 2011*

The Chairman of the Management Committee (Cr N Catania) was not present to report on the Management Committee meeting of 17 March 2011. The TPRC CEO advised that items from the Management Committee agenda of 17 March 2011 are listed on the current TPRC Council meeting agenda for Council's consideration.

9. ADMINISTRATION REPORTS

Moved Cr L Getty, Seconded Cr T McLean that standing orders be suspended at 5.41pm to allow the Hegney Property Group and the Satterley Property Group to make presentations to the Council.

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

Mr Gavin Hegney (Hegney Property Group) was introduced and was invited to present to the Council.

Mr Hegney addressed the Council on items including the following:

- *Housing trends and fundamentals driving the market;*
- *Growth rates in WA; and*
- *Market position of the North West corridor of Perth metropolitan area.*

Cr S Proud arrived at 6.00pm.

Mr Nick Perrignon (Satterley Property Group) was introduced and was invited to present to the Council.

Mr Perrignon addressed the Council on items including the following:

- *The Satterley Property Group market share and the strength of the brand;*
- *Home buyer concerns;*
- *Market drivers in 2011/12;*
- *North west corridor buyer key requirements' forecast annual 10 year lot demand (including) resales; and*
- *Catchment areas.*

Moved Cr E Evangel, Seconded Cr T Vaughan that the confidential items (9.7, 9.8 and 9.9) be brought forward to be discussed before item 9.1.

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

9.7 CEO PERFORMANCE REVIEW 2010 - **CONFIDENTIAL**

Meeting moved behind closed doors and Mr Tony Arias, participant local government CEO's and advisers departed the meeting to allow the recommendations in the 2010 CEO Performance Review report (submitted by WALGA Workplace Solutions) to be discussed at 6.25pm.

Moved Cr L Getty, Seconded Cr T Vaughan

[The recommendation in the agenda]

That the Council RECEIVE the report submitted by Workplace Solutions advising results of the CEO performance review 2010.

Moved Cr G Monks, Seconded Cr D Guise

That an additional recommendation be made as follows:

1. That the Council **RECEIVE** the report submitted by Workplace Solutions advising results of the CEO performance review 2010.
2. That a bonus of 5% of gross salary be paid to the TPRC CEO who has met the KPI's during the 2009/10 review period.

The Motion for amendment was put and declared CARRIED (9/1). For: Crs Evangel, Getty, Guise, Italiano, McLean, Monks, Michael, Vaughan and Withers. Against: Cr Proud.

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

Mr Tony Arias, participant local government CEO's and advisers returned to the meeting at 6.40pm.

9.8 DEVELOPMENT MANAGERS – KEY PERFORMANCE INDICATORS – CONFIDENTIAL

Moved Cr S Proud, Seconded Cr E Evangel

[The recommendation in the agenda]

That the Council RECEIVE the report outlining changes to the Development Managers – Key Performance Indicators.

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

9.9 PROJECT CASHFLOW - CONFIDENTIAL

Prior to the commencement of the meeting an amendment to the recommendation for Item 9.9 (Project Cashflow) was distributed.

Representatives from the Satterley Property were invited to join the meeting at 6.43pm.

Moved Cr S Proud, Seconded Cr G Monks that standing orders be suspended at 6.43pm to allow the Satterley Property Group to make a presentation to the Council on the project cashflow.

Mr Sandy Biagioni (Satterley Property Group) was invited to present to the Council on the project Cashflow.

Cr T Vaughan departed during discussion on this item at 7.15pm.

Moved Cr S Proud, Seconded Cr G Monks

[The recommendation in the agenda]

1. RECEIVE the Indicative Years 1-3 Cashflow and the Project Cashflow, March 2011, submitted by the Satterley Property Group.
2. ACCEPT that Key Performance Indicators, Financial . Years 1-3 Cashflow and Whole of Project requiring the preparation of a 3 year project Cashflow and Whole of Project Cashflow by March 2011 has been ACHIEVED by the Satterley Property Group.

3. REQUEST the Satterley Property Group to provide a detailed comparison between the Indicative Whole of Project Cashflow and the 2008 Cashflow (TPRC).
4. REQUEST the Satterley Property Group to benchmark the development costs and revenue shown in the Whole of Project Cash Flow with costs/revenue of comparable projects.

Moved Cr D Guise, Seconded Cr G Monks

That 1, 2 and 3 of the original motion be made as follows:

1. **RECEIVE the Indicative Years 1-3 Cashflow and the Project Cashflow, March 2011, submitted by the Satterley Property Group.**
2. **ACCEPT that Key Performance Indicators, Financial – Years 1-3 Cashflow and Whole of Project requiring the preparation of a 3 year project Cashflow and Whole of Project Cashflow by March 2011 has been ACHIEVED by the Satterley Property Group.**
3. **REQUEST the Satterley Property Group to provide a detailed comparison between the Indicative Whole of Project Cashflow and the 2008 Cashflow (TPRC).**

That recommendation 4 be amended as follows:

4. **REQUEST the Chief Executive Officer engage the services of an Independent Consultant to review the Whole of Project Cashflows and further undertake a benchmarking exercise on development costs.**

Moved Cr L Getty, Seconded Cr S Withers

That a procedural motion to defer consideration of Recommendation 2 as follows:

2. **That Key Performance Indicators, Financial – Years 1-3 Cashflow and Whole of Project requiring the preparation of a 3 year project Cashflow and Whole of Project Cashflow by March 2011 be deferred to the next meeting of TPRC Council on 23 June 2011.**

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

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

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

Moved Cr D Guise, Seconded Cr L Getty that standing orders be reopened at 7.35pm.

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

Item 9.1 on the agenda was discussed next.

9.1 BUSINESS REPORT – PERIOD ENDING 31 MARCH 2011

Moved Cr G Monks, Seconded Cr L Getty

[The recommendation in the agenda]

That the Council RECEIVE the Business Report to 31 March 2011.

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

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF FEBRUARY 2011 AND MARCH 2011

Moved Cr D Michael, Seconded Cr E Evangel

[The recommendation in the agenda]

That the Council RECEIVE and NOTE the Statement of Financial Activity for the months ending 28 February 2011 and 31 March 2011.

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

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF FEBRUARY 2011 AND MARCH 2011

Moved Cr D Guise, Seconded Cr S Proud

[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 February 2011 and March 2011:

- **Month ending 28 February 2011 (Total \$132,251.37)**
- **Month ending 31 March 2011 (Total \$36,427.65)**
- **Total Paid - \$168,679.02**

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

9.4 MINDARIE REGIONAL COUNCIL BUFFER

Cr E Evangel departed the meeting at 7.43pm.

Cr E Evangel returned to the meeting 7.45pm.

Moved Cr L Getty, Seconded Cr S Proud

[The recommendation in the agenda]

- 1. Advise the MRC of the TPRC concerns regarding the delay and the reduction of the 31 December 2010 target 'pull back' of the buffer zone.**
- 2. Request the MRC to provide a detailed report, by 1 June 2011, on the 'pull back' targets agreed in February 2010 so that the TPRC can properly assess any implications on the Tamala Park development.**

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

9.5 FUTURE PLAN 2011 - 2013

Prior to the commencement of the meeting an amendment to the recommendation for Item 9.5 (Future Plan 2011 - 2013) was distributed.

[The recommendation in the agenda]

1. RECEIVE the report on Future Plan submissions.
2. APPROVE the revised Future Plan 2011-2013 (dated April 2011).

Moved Cr D Guise, Seconded Cr G Monks

That recommendation 2 be amended as follows:

1. **RECEIVE the report on Future Plan submissions.**
2. **APPROVE the revised Future Plan 2011-2013 (dated April 2011) subject to inclusion of the following Key Performance Indicators to measure achievement of the 'Key Elements' of the Structure Plan (as listed on page 9 of the Future Plan) during delivery of the project:**
 - **Provision of a variety of lot sizes, housing product and affordability across a range of market sectors;**
 - **Timely and coordinated delivery of open space, pedestrian/cycle paths and access to public transport to cater for resident needs;**
 - **Incorporating water sensitive urban design principles, in accordance with the Western Australian Planning Commission's 'Better Urban Water Management' guidelines (2008);**
 - **Incorporating leading practice urban design in the creation of new neighbourhoods, including allowing for solar passive design and construction of dwellings on new lots.**

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

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

9.6 TPRC STRUCTURE PLAN STATUS UPDATE

TPRC CEO advised that the Western Australian Planning Commission had resolved to adopt the Tamala Park Structure Plan as of 13 April 2011.

Moved Cr D Guise, Seconded Cr L Getty

[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 (9/0).

9.10 STRUCTURE PLAN REFERRAL - ENVIRONMENTAL PROTECTION & BIODIVERSITY CONSERVATION ACT

Moved Cr S Proud, Seconded Cr D Guise

[The recommendation in the agenda]

That the Council RECEIVE the report.

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

9.11 MANAGEMENT COMMITTEE – TERMS OF REFERENCE/DELEGATIONS

Moved Cr T McLean, Seconded Cr D Michael

[The recommendation in the agenda]

1. **RECEIVE the report.**
2. **ACCEPT that the approved Terms of Reference and Delegations to the Management Committee are operating satisfactorily.**
3. **APPROVE that the approved Terms of Reference and Delegations to the Management Committee, as listed in Appendix 9.11, be maintained.**
4. **That the approved Terms of Reference and Delegations to the Management Committee be reviewed in twelve months.**

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

9.12 ANNUAL PLAN 2011

[The recommendation in the agenda]

1. **APPROVE the Annual Plan 2011, dated December 2010, submitted by the Satterley Property Group.**
2. **ACCEPT that Key Performance Indicators, Strategy and Planning- Strategic Plan requiring the preparation of a Project Annual Plan by March 2010 has been ACHIEVED by the Satterley Property Group.**

Moved Cr L Getty, Seconded Cr G Monks

That recommendation 2 be amended as follows:

1. **APPROVE the Annual Plan 2011, dated December 2010, submitted by the Satterley Property Group.**
2. **ACCEPT that Key Performance Indicators, Strategy and Planning- Strategic Plan requiring the preparation of a Project Annual Plan by March 2011 has been ACHIEVED by the Satterley Property Group.**

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

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

Cr S Withers departed the meeting at 7.55pm.

9.13 OVERALL STRATEGIC MARKETING PLAN

Moved Cr L Getty, Seconded Cr D Guise that standing orders be suspended at 7.55pm to allow the Satterley Property Group to make a presentation to the Council on the overall strategic marketing plan.

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

Ms Loretta Sivwright (Satterley Property Group) was invited to present to the Council.

Ms Sivwright presented options on the design concept for the Catalina logo and positioning concepts.

[The recommendation in the agenda]

1. NOTE the Overall Strategic Marketing Plan, December 2010, submitted by the Satterley Property Group, subject to the proposed marketing expenditure for 2011/12 being reviewed once the Project Cash flow has been approved by Council.
2. ACCEPT that Key Performance Indicators, Marketing . Overall Strategic requires the preparation of an Overall Strategic Marketing Plan December 2010 has been ACHIEVED by the Satterley Property Group.
3. REQUEST the Satterley Property Group to provide an alternative marketing plan with substantially reduced marketing costs, including implications of the alternative marketing plan.

Moved Cr D Michael, Seconded Cr L Getty

That a further recommendation (4) be made as follows:

1. **NOTE the Overall Strategic Marketing Plan, December 2010, submitted by the Satterley Property Group, subject to the proposed marketing expenditure for 2011/12 being reviewed once the Project Cash flow has been approved by Council.**
2. **ACCEPT that Key Performance Indicators, Marketing – Overall Strategic requires the preparation of an Overall Strategic Marketing Plan December 2010 has been ACHIEVED by the Satterley Property Group.**
3. **REQUEST the Satterley Property Group to provide an alternative marketing plan with substantially reduced marketing costs, including implications of the alternative marketing plan.**
4. **That design concept B2 and positioning concept A as recommended by the Satterley Property Group be ACCEPTED.**

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

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

Moved Cr D Michael, Seconded Cr L Getty that standing orders be reopened at 8.10pm.

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

9.14 PHASE 1 – DISPLAY VILLAGE STRATEGY

Moved Cr T McLean, Seconded Cr D Michael

[The recommendation in the agenda]

1. **APPROVE the Phase 1 – Display Village Strategy, dated December 2010, submitted by the Satterley Property Group.**
2. **ACCEPT that Key Performance Indicators, Built Form & Housing- Display Village requires the finalisation of planning for the Phase 1 – Display Village Strategy December 2010 has been ACHIEVED by the Satterley Property Group.**

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

9.15 CREDIT CARD POLICY

Cr D Michael departed the meeting at 8.27pm.

[The recommendation in the agenda]

That the Council APPROVE the modified Credit Card Policy (dated March 2011) as outlined in Appendix 9.15

Moved Cr E Evangel, Seconded Cr G Monks

That the recommendation be amended as follows:

That Council APPROVE the modified Credit Card Policy (dated March 2011) as outlined in Appendix 9.1 with the following amendment:

Page 5 (11): The CEO's corporate credit card statements are to be presented to the Audit Committee ~~once per year~~ every four months.

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

The Motion as then amended as 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

Cr D Michael returned to the meeting at 8.29pm.

Nil

12. URGENT BUSINESS APPROVED BY THE CHAIRMAN

Nil

13. MATTERS BEHIND CLOSED DOORS

- Item 9.8: Development Managers . Key Performance Indicators
- Item 9.9 Project Cashflow

14. GENERAL BUSINESS

Cr S Proud requested future TPRC Council meetings commence at 6pm. The TPRC CEO will present a report at the TPRC Council meeting on 23 June 2011.

15. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 8.32m.

These minutes were confirmed at a meeting on 0 0 0 0 0 0 0 0 0 0 00 0 0

SIGNED this 0 0 0 0 0 0 0 0 0 00 0 day of 0 0 0 0 0 0 0 0 00 0 . 2011

as a true record of proceedings.

CHAIRMAN