



TAMALA PARK
Regional Council

Meeting of Council

Minutes

Thursday 16 April 2015, 6:00pm

City of Vincent

244 Vincent Street, Leederville

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 Cr David Michael Cr Terry Tyzack Cr Rod Willox AM JP	Cr Elizabeth Re
Town of Victoria Park	Mayor Trevor Vaughan	
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 John Carey Cr Louis Carr Cr John Chester Cr Janet Davidson Cr Diane Guise (arrived 6:15pm) Cr Tom McLean Cr David Michael Cr Brett Treby Cr Terry Tyzack Cr Rod Willox
Staff	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie von Stieglitz (Executive Assistant)
Apologies	Cr Trevor Vaughan
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Nigel Satterley (Satterley Property Group) (left meeting at 6:43pm) Mr Mark Hunter (Satterley Property Group) Mr Brenton Downing (Satterley Property Group) Mr Aaron Grant (Satterley Property Group) Ms Dominique Rain (Satterley Property Group)
Councils' Advisors Apologies	Mr Len Kosova (City of Vincent) Mr Jason Lyon (Town of Cambridge) Mr Gary Stevenson (City of Perth) Mr Anthony Vuleta (Town of Victoria Park)
Councils' Advisors in Attendance	Mr Garry Hunt (City of Joondalup) Mr Daniel Simms (City of Wanneroo) Mr Stuart Jardine (City of Stirling) Mr John Paton (City of Vincent)
Members of the Public	Ms Karen Wright (Urbis)
Press	Nil

1. OFFICIAL OPENING

The meeting was declared open at 6:05pm. The Chairman welcomed Cr John Carey (City of Joondalup) as the replacement member for Cr Topelberg who had resigned from the TPRC.

DISCLOSURE OF INTERESTS

Disclosure of Interest forms were received as follows:

Satterley Property Group	Items 9.7	Impartial Interest
Satterley Property Group	Items 9.8	Impartial Interest
Satterley Property Group	Items 9.12	Impartial Interest

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Apologies were received from Cr Trevor Vaughan, and Cr Guise advised that she may arrive late.

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 12 February 2015

Moved Cr Willox, Seconded Cr Michael.

That the minutes of the Ordinary Meeting of Council of 12 February 2015 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

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

BUSINESS ARISING FROM MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

Nil

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

- Item 9.11 Development Managers – Key Performance Indicators – 2014
- Item 9.12 Landscape Construction and Maintenance Tender – Extension of Contract
- Item 9.13 Mitchell Freeway Extension Tender - Site Compound Lease

8. REPORTS OF COMMITTEES

Management Committee Meeting – 12 March 2015

9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.13)

9.1 BUSINESS REPORT – PERIOD ENDING 9 APRIL 2015

Moved Cr Chester, Seconded Cr McLean.

[The recommendation in the agenda]

That the Council RECEIVE the Business Report to 9 April 2015.

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

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF JANUARY & FEBRUARY 2015

Moved Cr Treby, Seconded Cr Michael.

[The recommendation in the agenda]

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

- **31 January 2015; and**
- **28 February 2015.**

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

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF JANUARY & FEBRUARY 2015

Moved Cr Davidson, Seconded Cr Carr.

[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 January and February 2015:

- **Month ending 31 January 2015 (Total \$913,132.68)**
- **Month ending 28 February 2015 (Total \$1,836,589.75)**

- **Total Paid - \$2,749,722.43**

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

9.4 PROJECT FINANCIAL REPORT – FEBRUARY 2015

Moved Cr Chester, Seconded Cr McLean.

[The recommendation in the agenda]

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

Cr Guise arrived during discussion on this Item (6:15pm).

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

9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 9 APRIL 2015

Moved Cr Treby, Seconded Cr Tyzack.

[The recommendation in the agenda]

That the Council RECEIVE the Sales and Settlement Report to 9 April 2015.

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

9.6 ANNUAL MARKETING PLAN 2015 - 2016

Moved Cr Willox, Seconded Cr Carr.

[The recommendation in the agenda]

That the Council:

- 1. APPROVE the Annual Marketing Plan (March 2015), prepared by the Satterley Property Group.**
- 2. ACCEPT that the Development Managers Key Performance Indicators (June 2014), Marketing 3.2 – Annual Marketing Plan, requiring the preparation of the Annual Marketing Plan by March each year has been ACHIEVED.**
- 3. ADVISE the Satterley Property Group that marketing expenditure particularly in relation to Telethon promotions and advertising will be reviewed as part of TPRC budget preparation for 2015/2016 and will be monitored in line with market conditions and the requirements of the project.**

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

9.7 INTEGRATED URBAN DESIGN AND LANDSCAPE DESIGN CONSULTANCY TENDER – CATALINA EASTERN PRECINCT

Moved Cr Tyzack, Seconded Cr McLean.

[The recommendation in the agenda]

That the Council ACCEPT the proposal submitted by Urbis in accordance with Tender 01/2015 (Integrated Urban Design and Landscape Design Consultancy Tender) for a fee of \$129,795 (excl GST).

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

9.8 STAGE 14 BUILDERS ALLOCATION LOTS TENDER

Moved Cr Guise, Seconded Cr McLean.

[The recommendation in the agenda]

That the Council:

- 1. APPROVE the allocation of Lot Parcels A and E to Affordable Living Homes and Lot Parcels B, C and D to Delstrat Group, subject to the conditions of Tender 02/2015.**
- 2. APPROVE that in the event that any of the Lot Parcel allocations in Recommendation 1 are not accepted by builders, that the Lot Parcel allocation be offered to the other builder, subject to the conditions of Tender 02/2015.**
- 3. APPROVE that in the event that Lot Parcel allocations in Recommendations 1 and 2 (above) are not accepted by Affordable Living Homes or Delstrat Group, that the lots be disposed of by Private Treaty in accordance with Section 3.58(3) and (4) of the Local Government Act 1995.**
- 4. AUTHORISE the CEO and Chairman to sign and seal relevant Put Option Deed documentation.**

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

9.9 CATALINA CENTRAL DESIGN GUIDELINES – CENTRAL PRECINCT PROPOSED MODIFICATIONS

Moved Cr Willox, Seconded Cr Michael.

[The recommendation in the agenda]

That the Council:

- 1. APPROVE the modification to Catalina Central Design Guidelines – Single Residential Lots, (November 2011) for the Central precinct by removing the mandatory two-storey building height requirement on lots 288, 312 and 317 fronting Aviator Boulevard, subject to replacing the mandatory**

two-storey requirement on three lots elsewhere within the central and eastern portions of the Central Precinct.

2. **DECLINE to approve the proposed two-storey rebates for lots 274, 289, 295, 296, 305 and 306 along Aviator Boulevard, recommended by the Satterley Property Group.**
3. **ADVISE the Satterley Property Group that it is prepared to review the position in relation to Recommendation 2 in three months if sales interest still remains low for the subject lots.**

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

9.10 CATALINA - NEERABUP ROAD UNDERPASS

Moved Cr Willox, Seconded Cr Chester.

[The recommendation in the agenda]

That the Council:

1. **AGREE to fund the Neerabup Road dual lane Bus Underpass connecting the Catalina development to the Clarkson Train Station, as outlined in Main Roads WA letter dated 8 April 2015 to a sum of \$2,096,934 (excl GST) and detailed in the plans at Appendix 9.10.**
2. **APPROVE the funding of the Neerabup Road underpass being brought forward In the Catalina Project Forecast (2012-2029) to FYE 2017.**

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

The CEO advised that the issue of private vehicular traffic utilising the Underpass would be investigated as part of the Urban Design Consultancy – Catalina Eastern Precinct (Item 9.7).

Moved Cr Tyzack, Seconded Cr McLean.

That Standing Orders be suspended and the meeting move behind closed doors to allow Confidential Items 9.11, 9.12 and 9.13 to be discussed.

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

9.11 DEVELOPMENT MANAGERS – KEY PERFORMANCE INDICATORS – 2014 - CONFIDENTIAL ITEM

Moved Cr Treby, Seconded Cr Willox.

[The recommendation in the agenda]

That the Council:

1. **RECEIVE the Satterley Property Group – Key Performance Indicators 2014 Report.**
2. **ACCEPT that the Development Manager has satisfactorily performed and observed its obligations under the Development Management Agreement (2010) for 2014 by the achievement of in excess of the 80% minimum achievement requirement set out in the Development Managers Key Performance Indicators (2014).**

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

9.12 LANDSCAPE CONSTRUCTION AND MAINTENANCE TENDER – EXTENSION OF CONTRACT - CONFIDENTIAL ITEM

Moved Cr Tyzack, Seconded Cr Chester.

[The recommendation in the agenda]

That the Council APPROVE the option for a 1 year contract extension to LD Total (from 20 June 2015 to 19 June 2016) for landscape construction and maintenance services in accordance with Tender 09/2013 (Landscape and Irrigation Construction and Maintenance Works, dated June 2013), subject to the same terms and conditions.

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

9.13 MITCHELL FREEWAY EXTENSION TENDER - SITE COMPOUND LEASE – CONFIDENTIAL ITEM

Moved Cr Willox, Seconded Cr McLean.

[The recommendation in the agenda]

That the Council:

1. **APPROVE the request for a Site Compound on TPRC landholding from Leighton Holdings for the Mitchell Freeway Extension works in accordance plans Appendix 9.13, subject to a negotiation of commercial terms for the lease generally in accordance with Appendix 9.13.**
2. **Delegate to the Chief Executive Officer the approval to negotiate the commercial terms in accordance with the Council approved commercial terms and conditions for the Lease (Appendix 9.13), subject to further advice from the Satterley Property Group on market rent for the Site Compound.**
3. **APPROVE to amend the Delegation Register 2012/13 in accordance with (2) above.**

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

Moved Cr Guise, Seconded Cr Davidson.

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

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

The recommendations for Items 9.11, 9.12 and 9.13 were read out as follows:

**9.11 DEVELOPMENT MANAGERS – KEY PERFORMANCE INDICATORS – 2014 -
CONFIDENTIAL ITEM**

That the Council:

1. *RECEIVE the Satterley Property Group – Key Performance Indicators 2014 Report.*
2. *ACCEPT that the Development Manager has satisfactorily performed and observed its obligations under the Development Management Agreement (2010) for 2014 by the achievement of in excess of the 80% minimum achievement requirement set out in the Development Managers Key Performance Indicators (2014).*

**9.12 LANDSCAPE CONSTRUCTION AND MAINTENANCE TENDER – EXTENSION OF
CONTRACT - CONFIDENTIAL ITEM**

That the Council APPROVE the option for a 1 year contract extension to LD Total (from 20 June 2015 to 19 June 2016) for landscape construction and maintenance services in accordance with Tender 09/2013 (Landscape and Irrigation Construction and Maintenance Works, dated June 2013), subject to the same terms and conditions.

**9.13 MITCHELL FREEWAY EXTENSION TENDER - SITE COMPOUND LEASE –
CONFIDENTIAL ITEM**

That the Council:

1. *APPROVE the request for a Site Compound on TPRC landholding from Leighton Holdings for the Mitchell Freeway Extension works in accordance with Appendix 9.13, subject to a negotiation of commercial terms for the lease generally in accordance with Appendix 9.13.*
2. *Delegate to the Chief Executive Officer the approval to negotiate the commercial terms in accordance with the Council approved commercial terms and conditions for the Lease (Appendix 9.13), subject to further advice from the Satterley Property Group on market rent for the Site Compound.*
3. *APPROVE to amend the Delegation Register 2012/13 in accordance with (2) above.*

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

The Chairman advised that a site inspection of the Project was being arranged for Councillors and was likely to occur in the next 4-6 weeks.

13. MATTERS BEHIND CLOSED DOORS

- Item 9.11 Development Managers – Key Performance Indicators – 2014
- Item 9.12 Landscape Construction and Maintenance Tender – Extension of Contract
- Item 9.13 Mitchell Freeway Extension Tender - Site Compound Lease

14. GENERAL BUSINESS

Nil

15. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 7:07pm.

These minutes were confirmed at a meeting on

SIGNED this day of 2015

as a true record of proceedings.

CHAIRMAN