

TAMALA PARK
REGIONAL COUNCIL

Special Meeting of Council

MINUTES

Thursday 12 March 2009
Town of Cambridge, 6.00pm

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..... 4

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) 5

9.1 STRUCTURE PLAN MARCH 2009 OPTION TPG & ASSOCIATED CONSULTANTS . 5

10. FORMAL CLOSURE OF MEETING..... 7

PRESENT

Chairman	Cr Troy Pickard
Councillors	Cr John Italiano (from 6.10pm) Cr David Michael Cr Tracey Roberts Cr Bob Smithson Cr Bill Stewart Cr Trevor Vaughan (departed 9.40pm) Cr Simon Withers
Alternate Members	Nil
Staff	Rod Constantine (Chief Executive Officer) Kylie Jeffs (Minute Clerk)
Apologies Councillors	Cr Nick Catania Cr Eleni Evangel Cr Michele Rosano (nee John)
Leave of Absence	Nil
Absent	Cr Paul Collins
Consultants	Mr Murray Casselton (TPG Town Planning & Urban Design) Mr Brett Wood Gush (TPG Town Planning & Urban Design)
Apologies Represented Councils' Advisers	Mr John Giorgi (Town of Vincent)
In Attendance	Mr Lewis Bond (City of Perth) Mr John Bonker (Town of Victoria Park) Mr Jason Buckley (Town of Cambridge) Mr Garry Hunt (City of Joondalup) Len Kosova (City of Wanneroo) Mr Jason Lyon (Town of Cambridge) Mr Ross Povey (City of Stirling) – from 6.12pm Mr Mike Tidy (City of Joondalup)
Members of the Public	Nil
Press	Nil

PRELIMINARIES

1. OFFICIAL OPENING

The meeting was declared open at 6.04pm.

PRAYER

DISCLOSURE OF INTERESTS

Nil

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Apologies were received from Cr Nick Catania, Cr Eleni Evangel and Cr Michele Rosano (nee John).

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 the Town of Cambridge for their hospitality in hosting this Special meeting of Council.

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

Nil

8. REPORTS OF COMMITTEES

Not applicable

9. ADMINISTRATION REPORTS (AS PRESENTED ITEM 9.1)

9.1 STRUCTURE PLAN MARCH 2009 OPTION TPG & ASSOCIATED CONSULTANTS

TPG was invited to present a PowerPoint presentation to Council on the updated structure plan options. Hard copies of the presentation was distributed.

Moved Cr T Roberts, Seconded Cr D Michael

[The recommendation be formulated as follows]

That the plan submitted by TPG and its consultant team be

A) AMENDED to have regard for the following:

Western Cell

1. Realign the green spine to the north to align with the valley contour.
2. Eliminate the zig zag open space configuration on the south side of the western cell with the open space being included as urban development land.
3. Provide a road connection along the southern boundary of the western cell from Marmion Avenue as an extension of Long Beach Promenade.
4. Remove the western most reserve land immediately north of the attached housing land area.
5. Return the south east reserve on Marmion Avenue to Attached Housing & Apartments land use.

Central Section

1. Adjust the Business Zone: Eastern Section of the Business zone before Connolly Drive to Mixed Use – retain western section as Business.
2. The land shown for sports use to be incorporated with the POS and School precinct and to be relocated to a position that minimises the impact on residential development.

Eastern Portion of land

1. Provide for clumps of eco multi-level residential development in the extreme south east land parcel (currently the DPI land), with design regard for retention of some important trees within the development.
2. Change the land allocation south east corner of Neerabup and Connolly to duplicate the Mixed Use development on the south west corner retaining a slither park to retain two trees.
3. Change the Business zone along Neerabup road east of Connolly Drive - to the Freeway to mixed use.

General

1. Rationalise Open space over the whole development targeting an area of approximately 20% of the development.
2. That TPG prepare a plan for the rationalised open space for discussion with DEC ahead of the formal submission of the Structure Plan.

B) That:

- i) The TPRC CEO to confirm with City of Wanneroo the amount of detail required in the Structure Plan (e.g. road and lot configuration water systems, swales etc) to ensure adequate information in the Structure Plan for assessment by the City of Wanneroo and Government agencies and for public consultation purposes.
- ii) That the issues of lot configuration relative to matters such as solar design and retention of contours be addressed for resolution at the 16 April 2009 Council meeting.

iii) Train/Bus Interchange

- Liaison be undertaken with the Minister for Transport to address issues.
- Reconfigure station and bus interchange.
- Off ramp for traffic travelling north on the Mitchell Freeway into the TPD – as shown on the concept plans.
- Marmion Avenue crossing, particularly the modified roundabout concept based to facilitate a periodic crossing to service a contemporaneous east west crossing for pedestrians, cyclists and a public transit electric vehicle.
- Widening of the existing proposed pedestrian underpass at Neerabup Road to allow passage of a public transit electric vehicle.

C) That the plan be DEVELOPED to produce final plans and a structure plan report sufficient for formal applications for approval and that the documents be available for final review by the Council in April 2009 anticipating approval by the Council on 18 June 2009.

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

10. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 10.06pm.

These minutes were confirmed at a meeting on

SIGNED this day of 2009

as a true record of proceedings.

CHAIRMAN

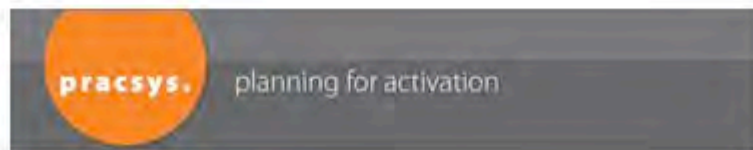


Tamala Park

Structure Plan Options Workshop 3

12 March 2009

Project Team



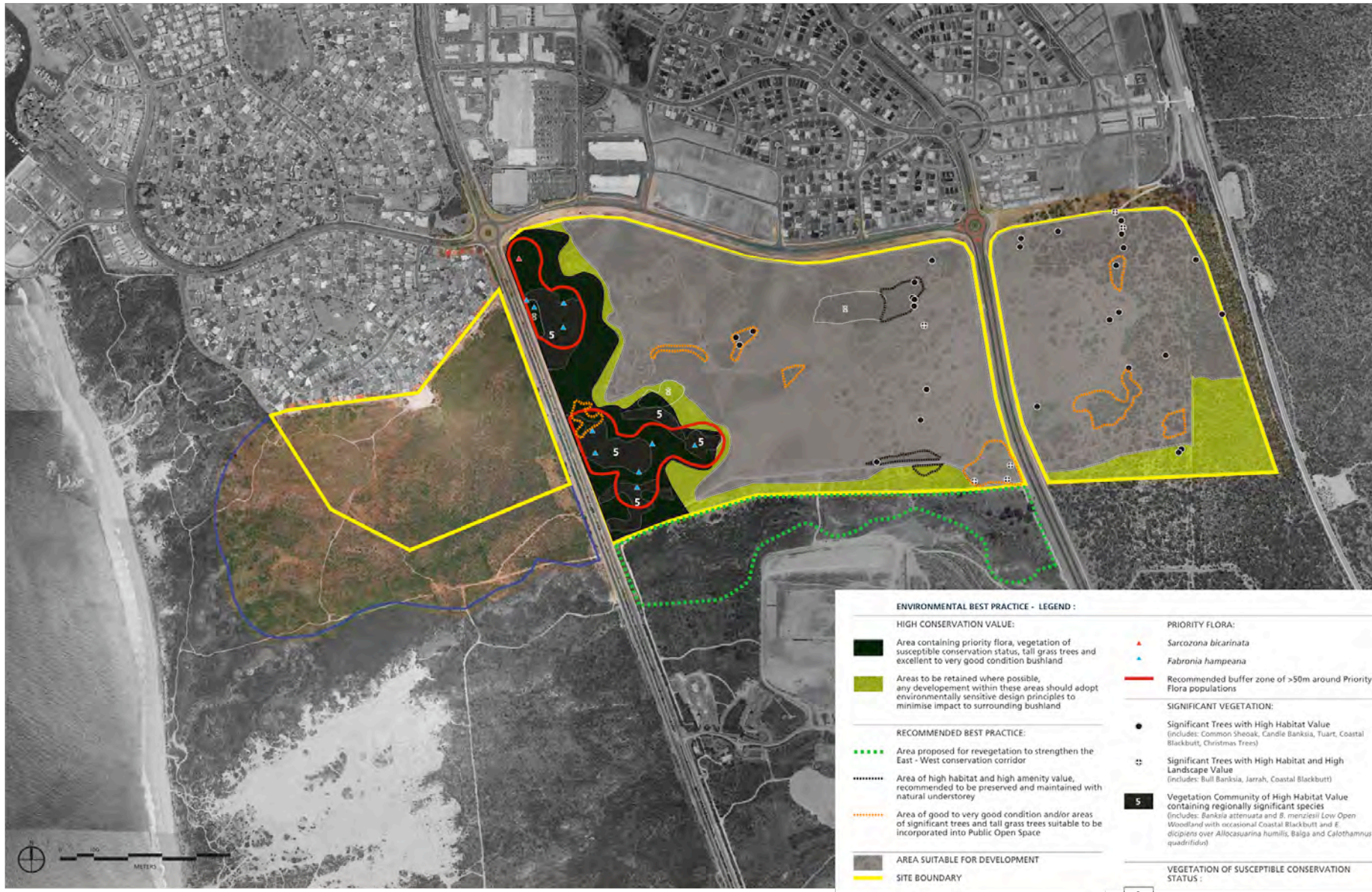
ULOTH & ASSOCIATES



Tasks and progress since late February.

1. Progress Environmental Site Assessment
2. Respond to TPRC input from workshop 2

Biodiversity Opportunities – February 2009



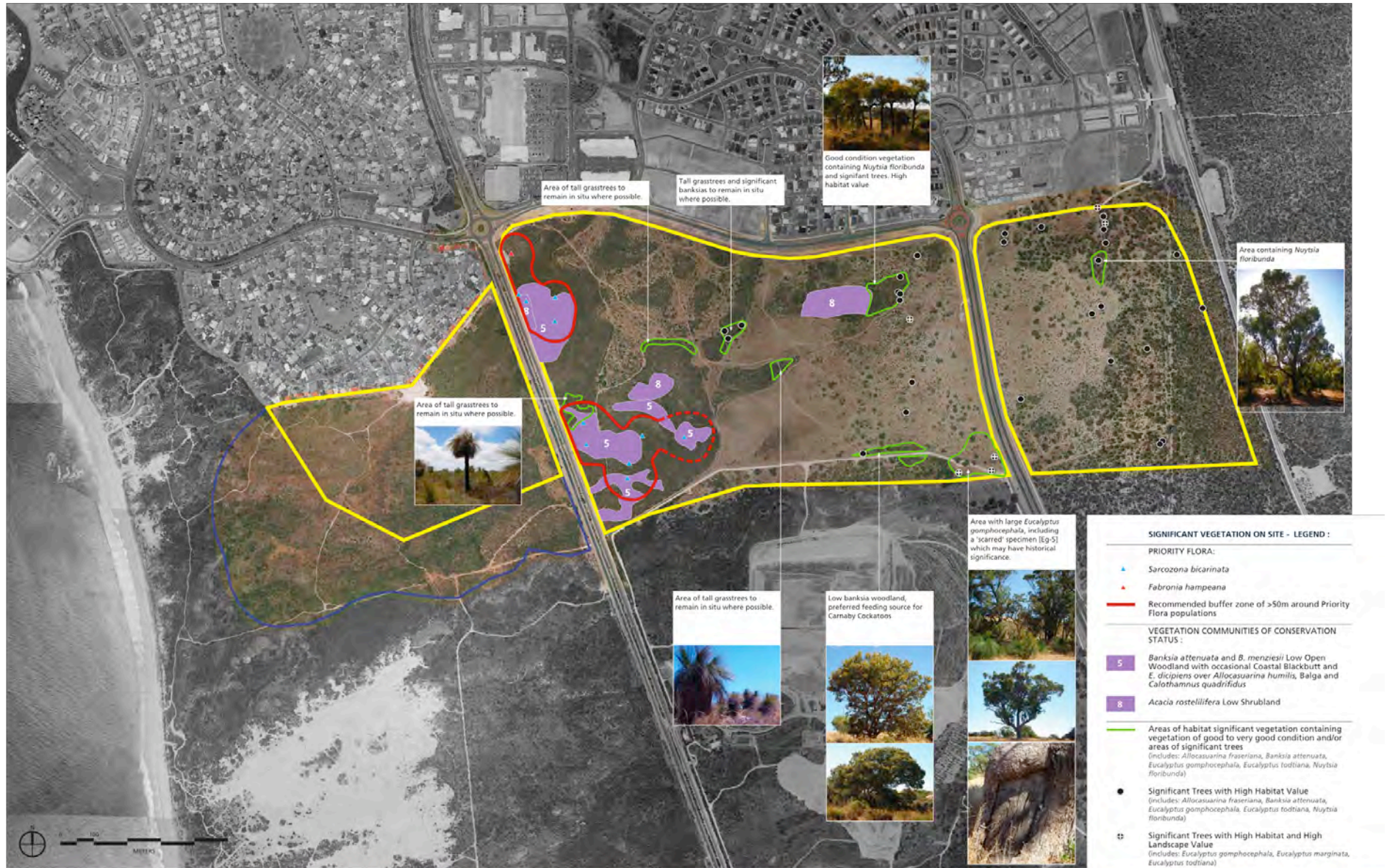
CLIENT : TAMALA PARK REGIONAL COUNCIL
 PROJECT : TAMALA PARK STRUCTURE PLAN
 PROJECT NUMBER : 0823

DRAWING : ENVIRONMENTAL BEST PRACTICE - DRAFT
 DRAWING NUMBER : 01
 DRAWING REFERENCE : D4

DATE : 26.02.2009
 SCALE : 1:5000 @ A1
 DRAWN BY : JW | RT



Biodiversity Opportunities – February 2009

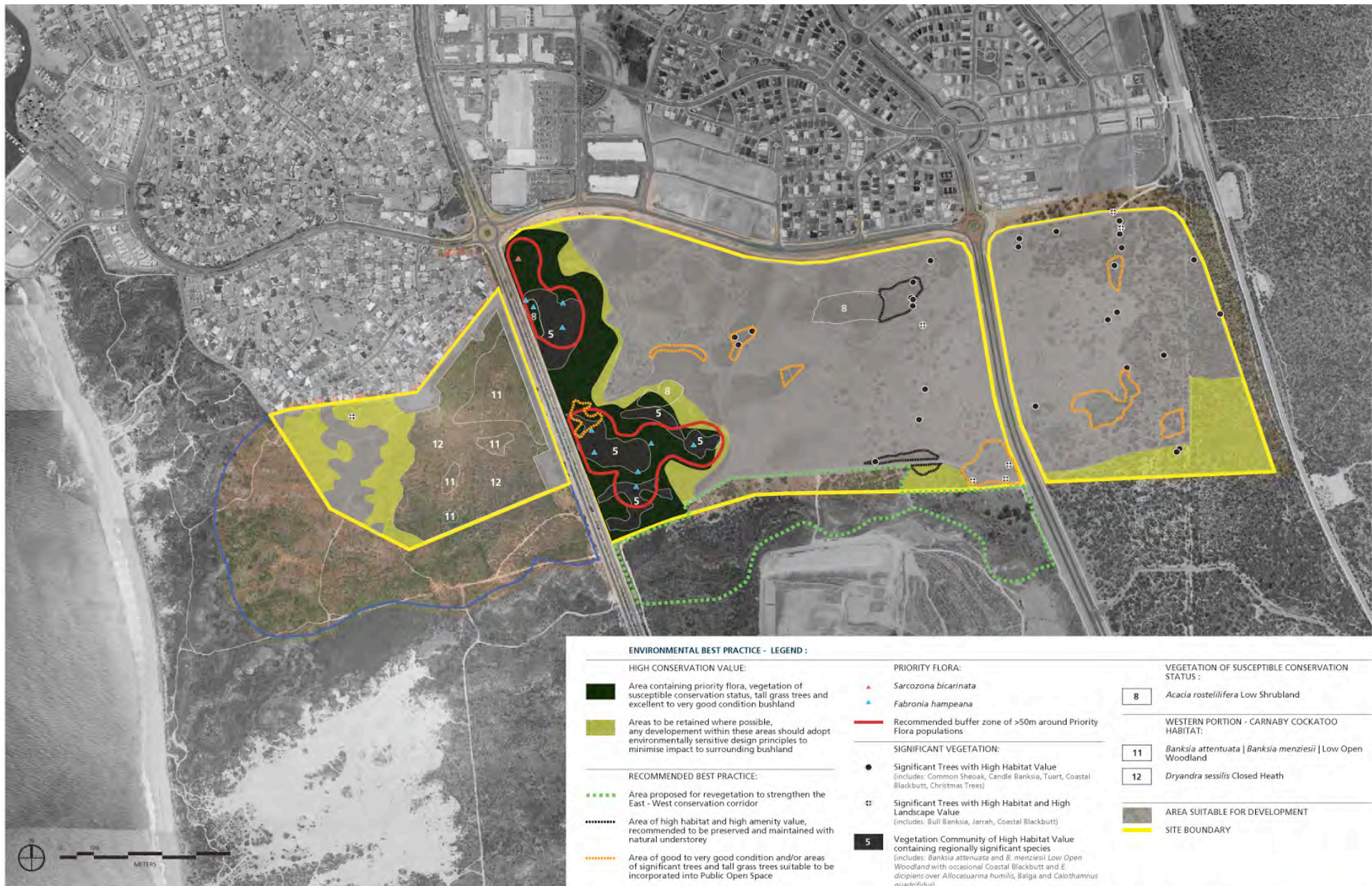


CLIENT : TAMALA PARK REGIONAL COUNCIL
 PROJECT : TAMALA PARK STRUCTURE PLAN
 PROJECT NUMBER : 0823

DRAWING : SIGNIFICANT VEGETATION ON SITE
 DRAWING NUMBER : 01
 DRAWING REFERENCE : D4

DATE : 23.02.2009
 SCALE : 1:5000 @ A1
 DRAWN BY : JW | RT

Biodiversity Opportunities – March 2009



CLIENT : TAMALA PARK REGIONAL COUNCIL
 PROJECT : TAMALA PARK STRUCTURE PLAN
 PROJECT NUMBER : 0873

DRAWING : ENVIRONMENTAL BEST PRACTICE - DRAFT
 DRAWING NUMBER : 01
 DRAWING REFERENCE : N/A

DATE : 06.03.2009
 SCALE : 1:5000 @ A1
 DRAWN BY : M/IRT



Plan Revisions

Response to TPRC Workshop 2 – Option 1



Response to TPRC Workshop 2 – Option 2



Revised Schematic Structure Plan



Key Features/ Changes (As requested)

1. Provides options for development into sensitive areas
2. Central linear park made more organic
3. Block structure made more organic
4. Link areas of community importance and ecology via green link
5. Enhances link to beach
6. Combines school and social/ sports centre (School moved)
7. Provides hilltop view 'high place' with sculpture feature
8. Responds to review of uses
9. Two options for link to Freeway and bus link to station.

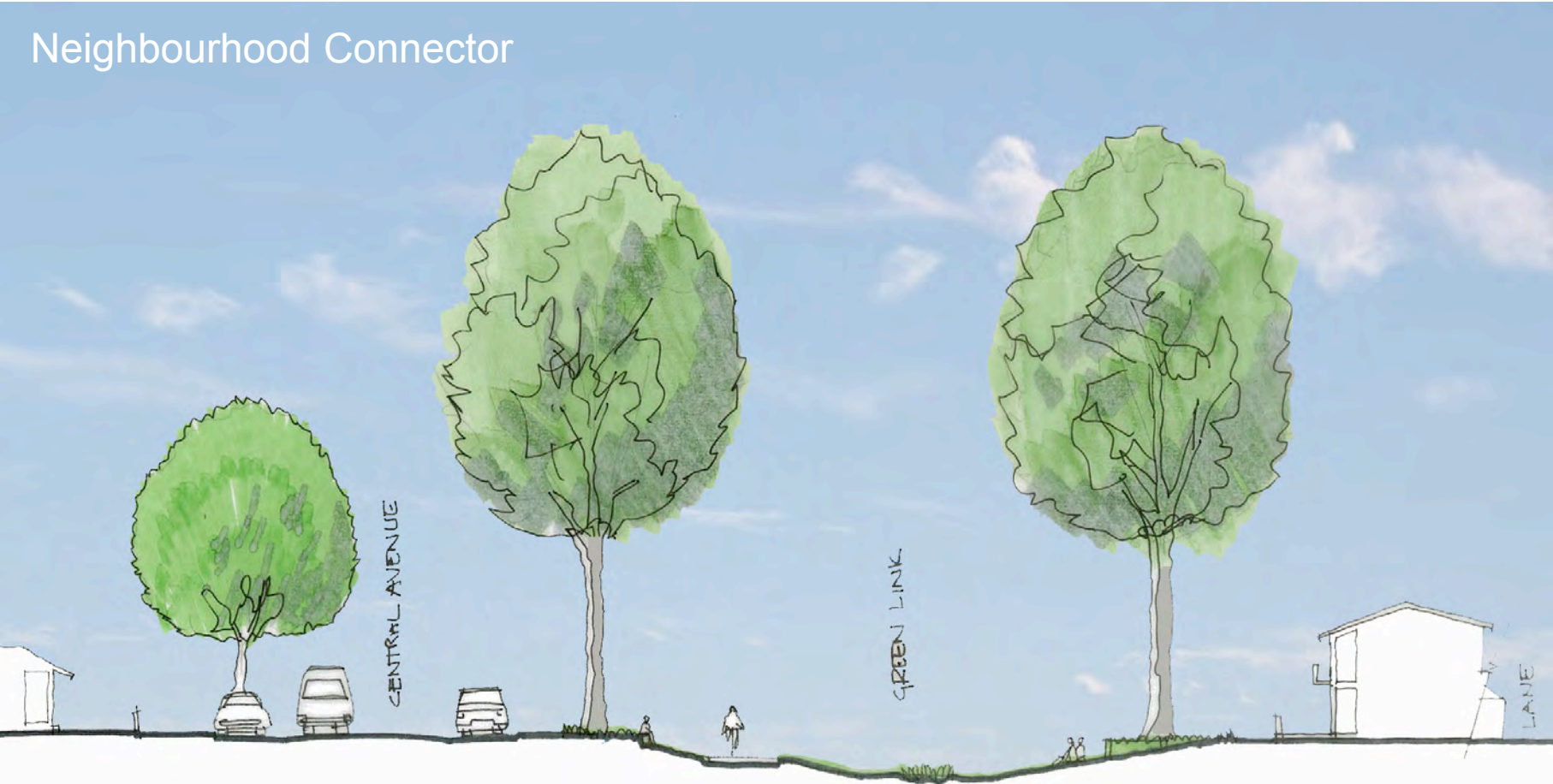
Minneapolis Midtown Greenway



bike-pedestrian bridge that brings the Midtown Greenway across Hiawatha Avenue and the Light Rail in Minneapolis.

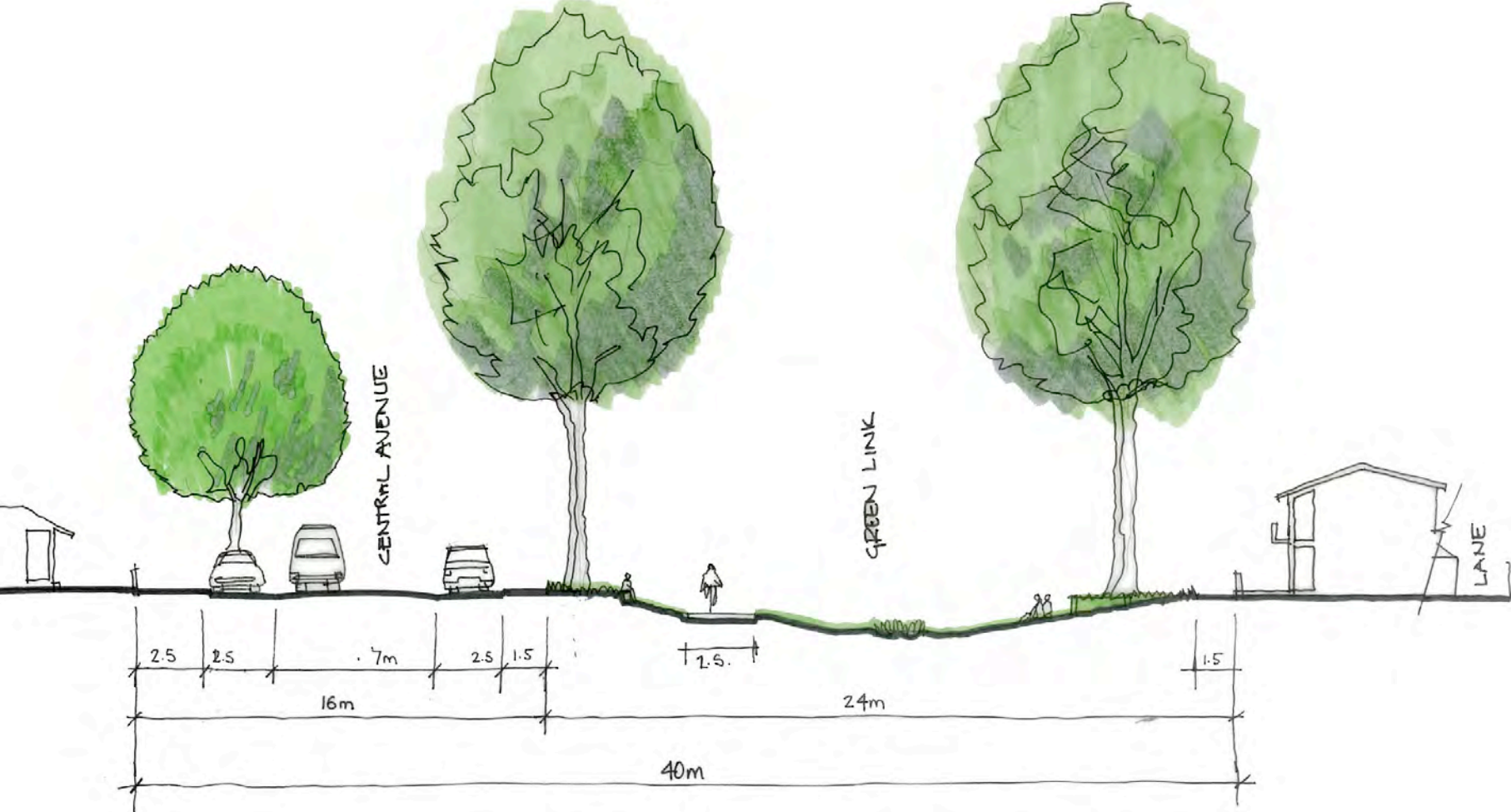
Proposed Linear Park and Central Avenue (Green Link)

Neighbourhood Connector



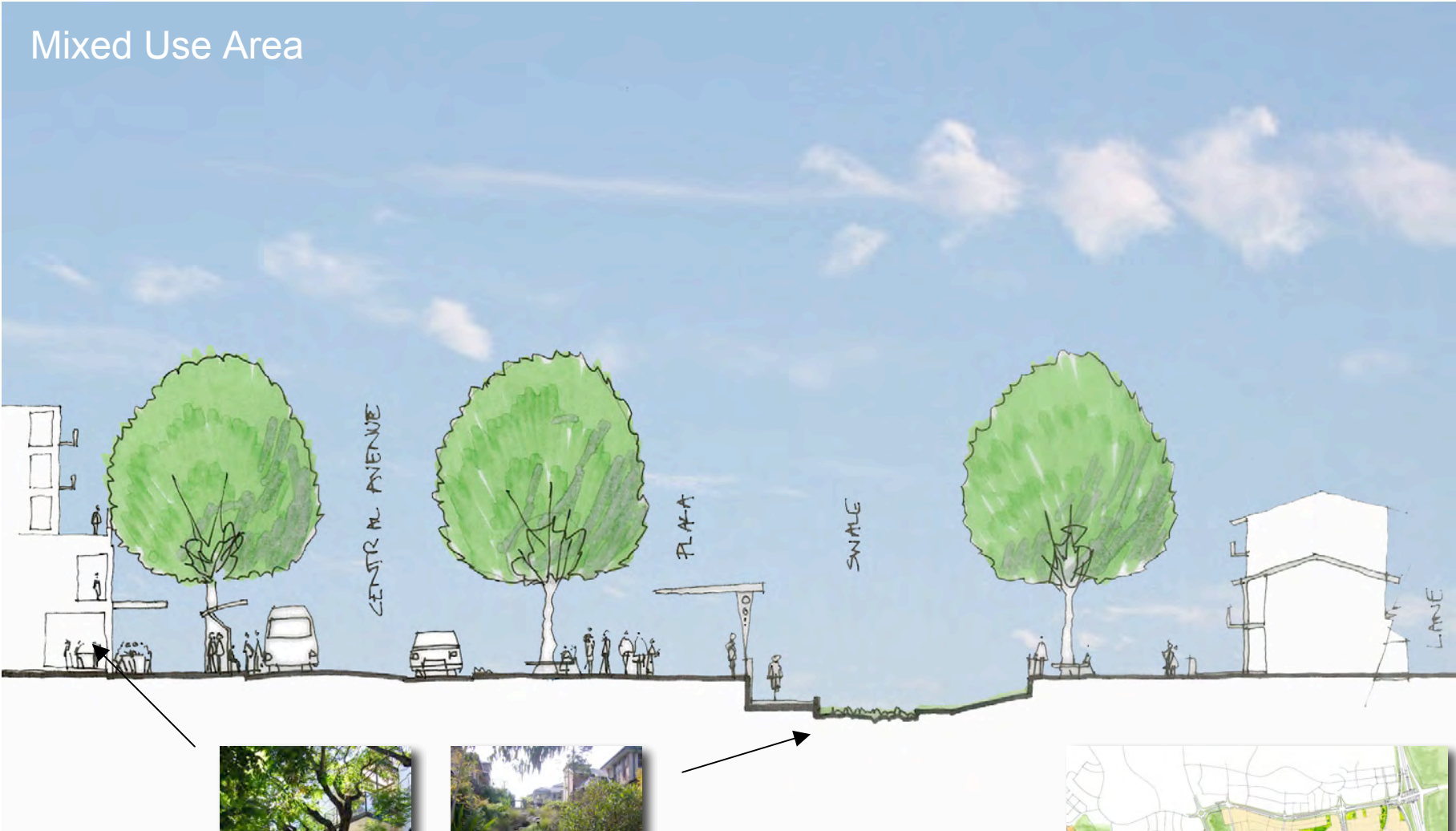
Proposed Linear Park and Central Avenue (Green Link)

Neighbourhood Connector



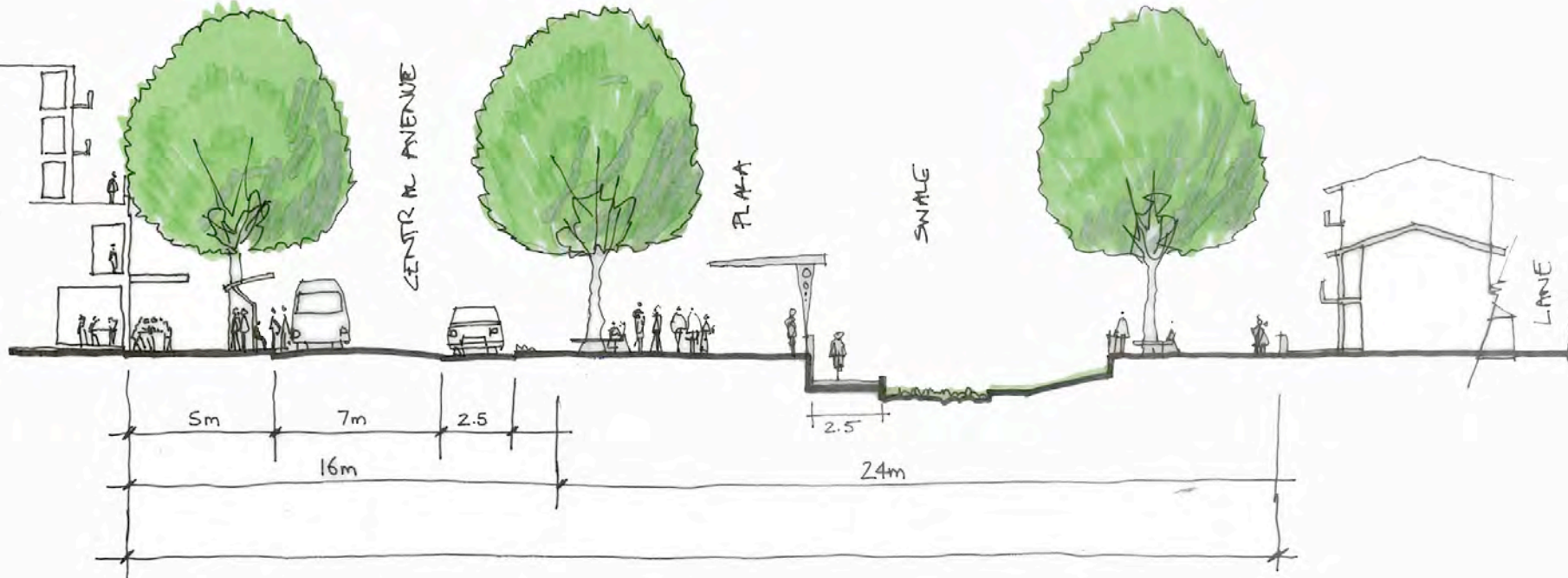
Proposed Linear Park and Central Avenue (Green Link)

Mixed Use Area



Proposed Linear Park and Central Avenue (Green Link)

Mixed Use Area



Proposed Linear Park and Central Avenue (Green Link)

Neighbourhood Centre



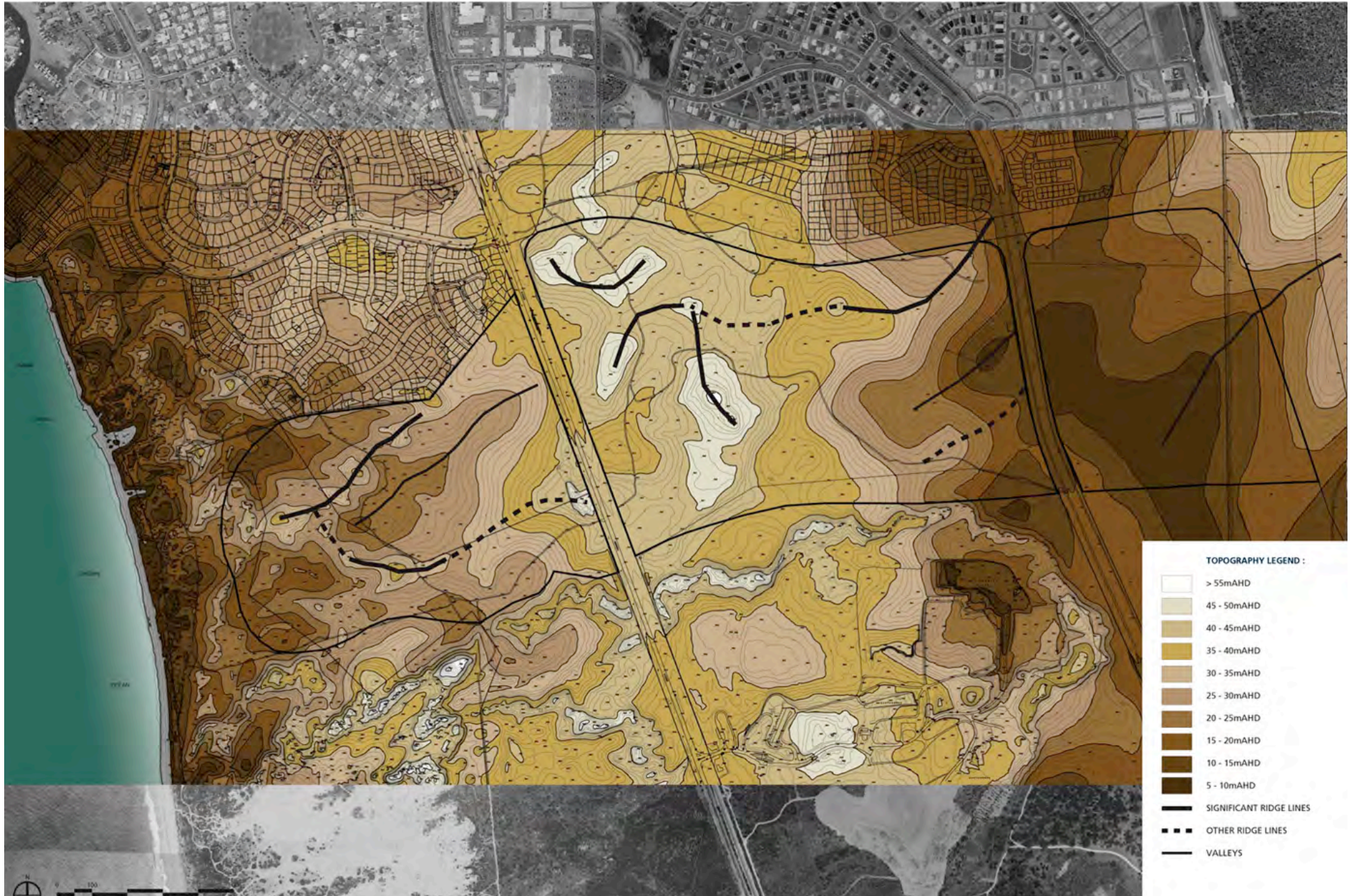
Provides organic green link(s) and public transport corridors



Block Structure is more organic and site responsive



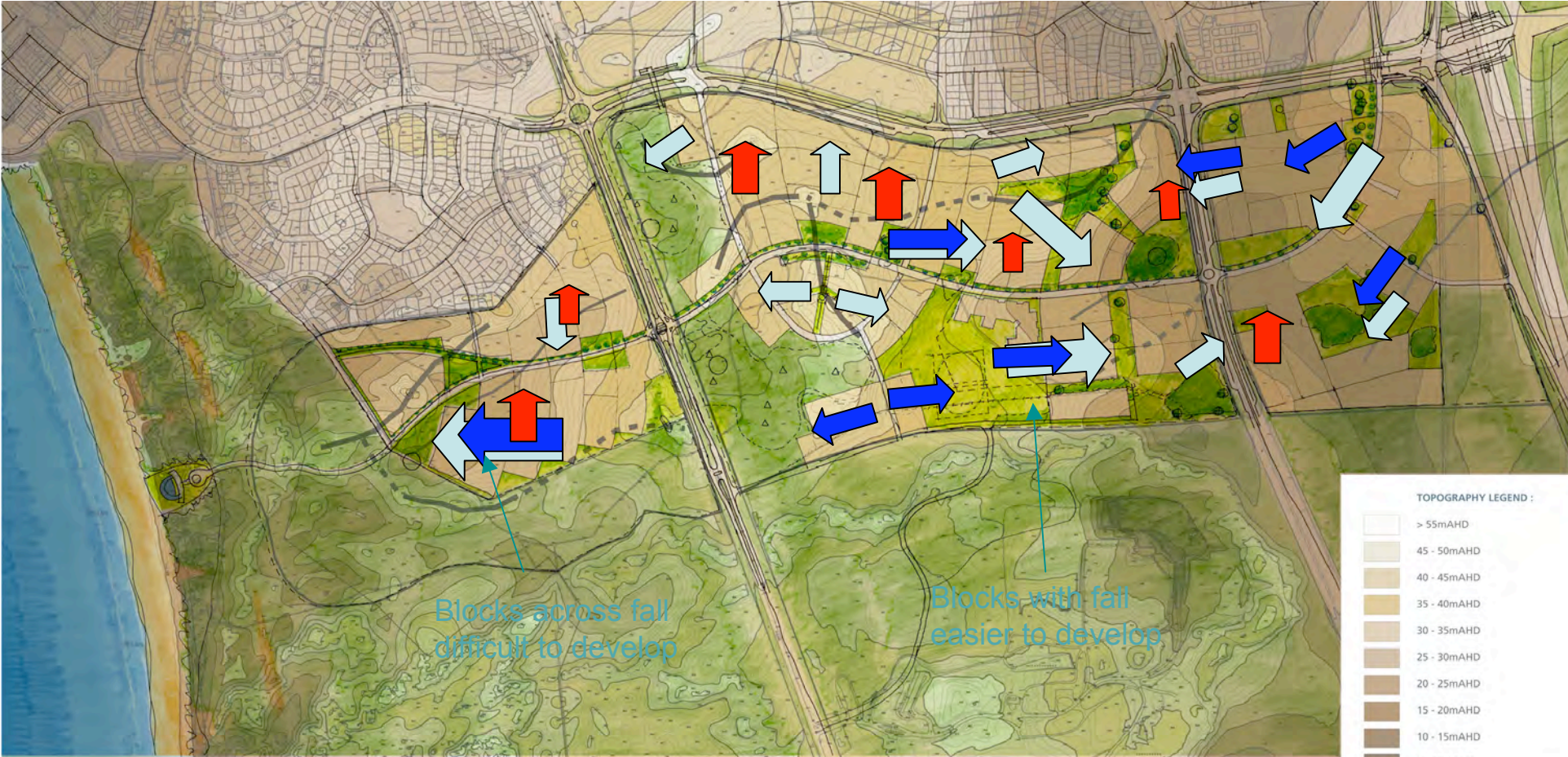
Topography



Block Structure is more organic and site responsive

Legend

- Views (Blue arrow)
- Fall (Light blue arrow)
- Ideal Solar (Red arrow)



TOPOGRAPHY LEGEND :

[White box]	> 55mAHd
[Lightest tan box]	45 - 50mAHd
[Light tan box]	40 - 45mAHd
[Medium tan box]	35 - 40mAHd
[Dark tan box]	30 - 35mAHd
[Brownish tan box]	25 - 30mAHd
[Brown box]	20 - 25mAHd
[Dark brown box]	15 - 20mAHd
[Very dark brown box]	10 - 15mAHd
[Darkest brown box]	5 - 10mAHd
[Thick black line]	SIGNIFICANT RIDGE LINES
[Dashed black line]	OTHER RIDGE LINES
[Thin black line]	VALLEYS

500m

Block Structure

West Precinct



Block Structure is more organic and site responsive

Central Precinct



Block Structure

East Precinct



Connects areas of community importance and ecology via green links



Enhances beach link (and integration)



Combines school and community/ sports centre (School moved off woodland)



Provides hilltop view 'high place' with sculpture feature



Responds to review of uses



Responds to review of uses

CENTRE_NAME	Office/Business Flloospace 2002
PERTH CENTRAL AREA* AND WEST PERTH	1700060.00
STRATEGIC REGIONAL CENTRE	
ARMADALE	11041.00
CANNINGTON	36435.00
FREMANTLE	90297.00
JOONDALUP	41383.00
MIDLAND	56975.00
MORLEY	22214.00
ROCKINGHAM	23446.00
STIRLING (INNALOO)	38022.00



Two options for link to Freeway and bus link to station



Environmental In Detail



ENVIRONMENTAL BEST PRACTICE - LEGEND :

HIGH CONSERVATION VALUE:

- Area containing priority flora, vegetation of susceptible conservation status, tall grass trees and excellent to very good condition bushland
- Areas to be retained where possible, any development within these areas should adopt environmentally sensitive design principles to minimise impact to surrounding bushland

RECOMMENDED BEST PRACTICE:

- Area proposed for revegetation to strengthen the East - West conservation corridor
- Area of high habitat and high amenity value, recommended to be preserved and maintained with natural understorey
- Area of good to very good condition and/or areas of significant trees and tall grass trees suitable to be incorporated into Public Open Space

PRIORITY FLORA:

- ▲ *Sarcocolla bicarinata*
- ▲ *Fabronia hampeana*
- Recommended buffer zone of >50m around Priority Flora populations

SIGNIFICANT VEGETATION:

- Significant Trees with High Habitat Value (includes: Common Sheoak, Candle Banksia, Tuart, Coastal Blackbutt, Christmas Trees)
- ⚡ Significant Trees with High Habitat and High Landscape Value (includes: Buli Banksia, Jarrah, Coastal Blackbutt)
- 5 Vegetation Community of High Habitat Value containing regionally significant species (includes: *Banksia attenuata* and *B. menziesii* Low Open Woodland with occasional Coastal Blackbutt and *E. discipiens* over *Allocasuarina humilis*, Balga and *Calothamnus quadrifidus*)

VEGETATION OF SUSCEPTIBLE CONSERVATION STATUS :

- 8 *Acacia rostellifera* Low Shrubland
- WESTERN PORTION - CARNABY COCKATOO HABITAT:**
- 11 *Banksia attenuata* | *Banksia menziesii* | Low Open Woodland
- 12 *Dryandra sessilis* Closed Heath
- AREA SUITABLE FOR DEVELOPMENT
- SITE BOUNDARY



Environmental In Detail – West Precinct



Environmental In Detail – Central Precinct



Environmental In Detail – Central and East Precinct



Response to brief

- See Part 2 of Presentation

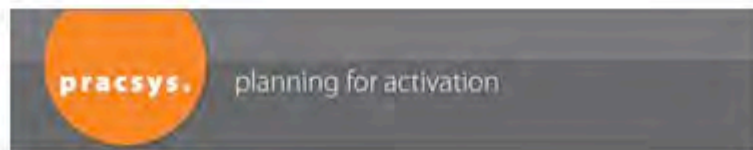
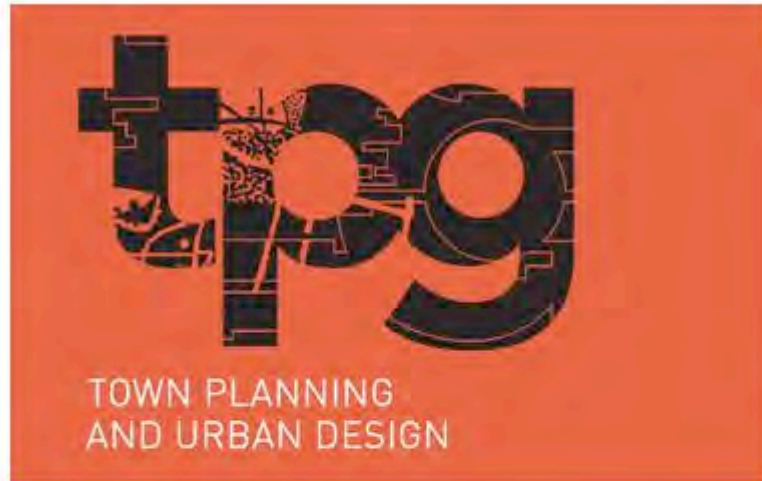


Tamala Park

Structure Plan Options Workshop 3 / Part 2 Response to brief

12 March 2009

Project Team



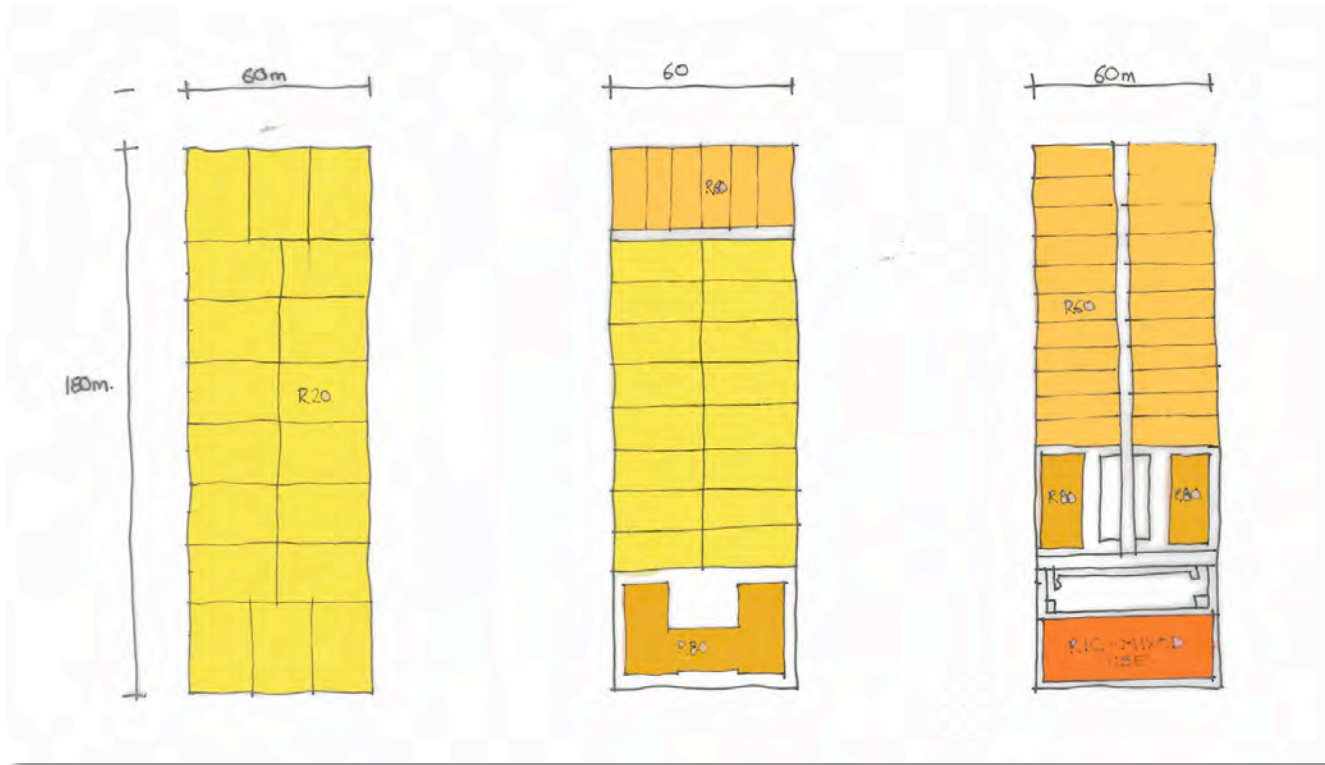
ULOTH & ASSOCIATES



Response to Brief

Response to Brief –

Lot and Housing Diversity Lifestyle and affordability Employment, market



Response to Brief – Lot and Housing Diversity

Lifestyle and affordability



Response to Brief – Alternative Ownership



Response to Brief – Integrate Foreshore and MRC Site



Response to Brief – Variety of parks and open spaces for interaction



Response to Brief – TOD Opportunities



Response to Brief – TOD Opportunities



Response to Brief – Activated east west link and TOD link



Response to Brief – Adaptive Community Uses



Response to Brief – Earth Working, Sustainable Infrastructure, Reuse and Water Management



Response to Brief – Safe Links



Site



Response to Brief – Aboriginal Heritage



Response to Brief – Consideration of Special Needs



Response to Brief – Business and Home Based Business



Response to Brief – Business and Home Based Business



Notes



Notes



Response to Brief –

