



TAMALA PARK
Regional Council

Meeting of Council

Minutes

Thursday 23 February 2017, 6:00pm
City of Stirling
25 Cedric Street, Stirling

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 Kerry Hollywood	
City of Perth	Cr Janet Davidson OAM JP	Cr Jim Adamos
City of Stirling	Cr Karen Caddy Mayor Giovanni Italiano JP (Chairman) Cr David Michael Cr Rod Willox AM JP	Cr Terry Tyzack
Town of Victoria Park	Cr Keith Hayes	
City of Vincent	Mayor John Carey	Cr Jimmy Murphy
City of Wanneroo	Cr Dianne Guise (Deputy Chair) Cr Brett Treby	Cr Domenic Zappa Cr Hugh Nguyen

PRESENT

Chairman	Cr Giovanni Italiano
Councillors	Cr Karen Caddy Cr Louis Carr Cr John Chester Cr Diane Guise Cr Keith Hayes Cr Kerry Hollywood Cr Jimmy Murphy (Alternate Member) Cr Brett Treby (arrived 6:07pm)
Staff	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie Wesolowski (Executive Assistant)
Apologies	Cr Janet Davidson Cr David Michael Cr Rod Willox
Leave of Absence	Nil
Absent	Nil
Councils' Advisors Apologies	Mr Len Kosova (City of Vincent) Mr Stuart Jardine (City of Stirling) Mr Daniel Simms (City of Wanneroo) Mr Jason Buckley (Town of Cambridge) Mr Anthony Vuleta (Town of Victoria Park) Mr Martin Mileham (City of Perth)
Councils' Advisors in Attendance	Mr Garry Hunt (City of Joondalup) Mr Ross Povey (City of Stirling) Mr Mark Dickson Singh (City of Wanneroo) Mr Jason Lyon (Town of Cambridge)
Consultants' Apologies	Mr Nigel Satterley (Satterley Property Group)
Consultants in Attendance	Mr Simon Flesher (Satterley Property Group) Ms Antonina Lazzara (Satterley Property Group) Ms Lauren Vidler (Satterley Property Group)
Members of the Public	Nil
Press	Nil

1. OFFICIAL OPENING

Chairman declared the meeting open at 6:04pm. He introduced and welcomed Ms Antonina Lazzara the newly appointed Project Director from the Satterley Property Group for the Catalina Project.

DISCLOSURE OF INTERESTS

Nil

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Cr Janet Davidson

Cr David Michael

Cr Rod Willox

It was noted that Cr Treby would be arriving late.

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 8 December 2016

Moved Cr Caddy, Seconded Cr Hollywood.

That the minutes of the Ordinary Meeting of Council of 8 December 2016 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

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

BUSINESS ARISING FROM MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

Nil

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

Item 9.12 Catalina Housing and Built Form Strategy FYE 2017

8. REPORTS OF COMMITTEES

Audit Committee Meeting – 15 February 2017

Cr Caddy – Member of the Audit Management Committee, in the absence of the Chairman Cr Michael, advised that the Committee considered a number of Items which are listed in this agenda and that there was consensus on the matters considered by the Committee.

Cr Treby arrived during discussion on this Item (6:07pm).

9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.12)

9.1 BUSINESS REPORT – PERIOD ENDING 16 FEBRUARY 2017

Moved Cr Guise, Seconded Cr Carr.

[The recommendation in the agenda]

That the Council RECEIVES the Business Report to 16 February 2017.

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

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF NOVEMBER & DECEMBER 2016

Moved Cr Treby, Seconded Cr Carr.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the Statements of Financial Activity for the months ending:

- **30 November 2016; and**
- **31 December 2016.**

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

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF NOVEMBER & DECEMBER 2016

Moved Cr Guise, Seconded Cr Carr.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for the months of September and October 2016:

- **Month ending 30 November 2016 (Total \$1,379,739.73)**
- **Month ending 31 December 2016 (Total \$6,173,687.00)**
- **Total Paid - \$7,553,426.73**

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

9.4 PROJECT FINANCIAL REPORT – DECEMBER 2016

Moved Cr Treby, Seconded Cr Caddy.

[The recommendation in the agenda]

That the Council RECEIVES the Project Financial Report (December 2016) submitted by the Satterley Property Group.

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

9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 16 FEBRUARY 2017

Moved Cr Chester, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council RECEIVES the Sales and Settlement Report to 16 February 2017.

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

9.6 TPRC 2016/2017 BUDGET REVIEW

Moved Cr Guise, Seconded Cr Caddy.

[The recommendation in the agenda]

That the Council ADOPT the Budget Review with the variations for the period 1 July 2016 to 30 June 2017 as detailed in the Budget Analysis Worksheet attached to Appendix 9.6.

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

9.7 LOCAL GOVERNMENT COMPLIANCE AUDIT FOR YEAR ENDED 31 DECEMBER 2016

Moved Cr Treby, Seconded Cr Carr.

[The recommendation in the agenda]

That the Council resolve that the Compliance Audit Return for the TPRC for the year ended 31 December 2016 be ADOPTED, RECORDED in the minutes, CERTIFIED and SENT to the Director General of the Department of Local

Government and Communities, in accordance with the Local Government Act and Regulations.

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

9.8 CODE OF CONDUCT FOR COUNCIL MEMBERS AND STAFF

Moved Cr Caddy, Seconded Cr Carr.

[The recommendation in the agenda]

That the Tamala Park Regional Council Code of Conduct for Council Members and Staff (dated February 2017) be ADOPTED.

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

9.9 CATALINA BEACH BUILDERS DISPLAY VILLAGE TENDER AND ALLOCATION

Moved Cr Treby, Seconded Cr Hollywood.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the Satterley Property Group correspondence, dated 8 February 2017, relating to the Catalina Beach Builders Display Village Lots Tender.**
- 2. DELEGATES to the Chief Executive Officer the following:**
 - 2.1. Approval to allocate lots to the display home builders in accordance with the procedure outlined in the approved Catalina Beach Builders Display Village Strategy (March 2016).**
 - 2.2. Approval to administer the provisions of the sales contract and proceed to dispose of the Catalina Beach Builders Display Village lots by private treaty subject to the requirements of the Local Government Act 1995.**
- 3. APPROVES to amend the Delegation Register 2016/17 in accordance with (2) above.**

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

9.10 CATALINA GROVE PRECINCT PLAN – FEASIBILITY ANALYSIS

Moved Cr Chester, Seconded Cr Murphy.

[The recommendation in the agenda]

That the Council:

1. RECEIVES the correspondence dated 2 February 2017, submitted by the Satterley Property Group, relating to the Catalina Grove Precinct Concept Plan.
2. APPROVES the progression of the Amendment to the Tamala Park Local Structure Plan consistent with Catalina Grove Concept Plan (Option 3) and in accordance with the Catalina Grove Program (8 February 2017), noting that the Amendment to the Tamala Park Local Structure Plan will be presented to Council prior to the formal submission to the City of Wanneroo and Western Australian Planning Commission.
3. REQUESTS the Satterley Property Group as follows:
 - 3.1. That following the completion of the tree canopy analysis for the Grove Precinct it provides recommendations on tree canopy retention targets for the Catalina Grove Precinct for Council's consideration.
 - 3.2. To provide a report to Council on the number of significant trees to be retained under Concept Plan (Option 3) prior to the finalisation of the Amendment to the Tamala Park Local Structure Plan

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

Moved Cr Caddy, Seconded Cr Chester the following motion:

That the Council:

1. **RECEIVES** the correspondence dated 7 February 2017, submitted by the Satterley Property Group, relating to the Catalina Grove Precinct Concept Plan.
2. **NOT APPROVE** the progression of the Amendment to the Tamala Park Local Structure Plan consistent with Catalina Grove Concept Plan (Option 3) and in accordance with the Catalina Grove Program (8 February 2017), noting that the Amendment to the Tamala Park Local Structure Plan will be presented to Council prior to the formal submission to the City of Wanneroo and Western Australian Planning Commission.
3. **REQUESTS** the Satterley Property Group as follows:
 - 3.1 **That following the completion of the tree canopy analysis for the Grove Precinct it provides recommendations on tree canopy retention targets for the Catalina Grove Precinct for Council's consideration.**
 - 3.2. **To provide a report to Council on the number of significant trees to be retained under Concept Plan (Option 3) prior to the finalisation of the Amendment to the Tamala Park Local Structure Plan.**

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

9.11 UDIA 2017 NATIONAL CONGRESS

Moved Cr Guise, Seconded Cr Hollywood.

That the Council AUTHORISES Cr Italiano to attend the 2017 Urban Development Institute of Australia National Congress in Perth to be held on 4 - 6 April 2017.

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

Moved Cr Carr, Seconded Cr Treby.

That Standing Orders be suspended to allow Confidential Item 9.12 to be discussed.

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

9.12 CATALINA HOUSING AND BUILT FORM STRATEGY FYE 2017 - CONFIDENTIAL

Moved Cr Chester, Seconded Cr Hollywood.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the correspondence dated 7 February 2017, submitted by the Satterley Property Group, providing additional information relating to the Housing and Built Form Strategy (May 2016).**
- 2. ACCEPTS that the Satterley Property Group correspondence dated 7 February 2017, satisfactorily addresses requirements as per Council's resolution of 8 December 2016 relating to the Housing and Built Form Strategy (May 2016).**
- 3. DETERMINES that Key Performance Indicator Item 2.9, completion of an annual review of the Housing and Built Form Strategy, has been met.**
- 4. ADVISES the Satterley Property Group that the proposed outcomes for implementation in FYE 2017 in relation to built form associated with innovation, aged housing, adaptable housing and mixed use whilst improved and providing measurable housing and built form outcomes are considered limited in achieving physical built form outcomes for 2016/2017. The Council requires the SPG to immediately initiate the annual review of the Housing and Built Form Strategy, required in May 2017 by the Development Managers KPI's. The annual review of the Housing and Built Form Strategy should be in a form that will provide clear and measurable built form outcomes supported by implementation plans to achieve nominated outcomes. It will also need to include clear recommendations in relation to innovation, aged housing, adaptable housing and mixed use built form outcomes.**

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

Moved Cr Carr, Seconded Cr Hollywood.

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

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

The recommendations for Confidential Item 9.12 were read out as follows:

9.12 CATALINA HOUSING AND BUILT FORM STRATEGY FYE 2017

That the Council:

1. *RECEIVES the correspondence dated 7 February 2017, submitted by the Satterley Property Group, providing additional information relating to the Housing and Built Form Strategy (May 2016).*
2. *ACCEPTS that the Satterley Property Group correspondence dated 7 February 2017, satisfactorily addresses requirements as per Council's resolution of 8 December 2016 relating to the Housing and Built Form Strategy (May 2016).*
3. *DETERMINES that Key Performance Indicator Item 2.9, completion of an annual review of the Housing and Built Form Strategy, has been met.*
4. *ADVISES the Satterley Property Group that the proposed outcomes for implementation in FYE 2017 in relation to built form associated with innovation, aged housing, adaptable housing and mixed use whilst improved and providing measurable housing and built form outcomes are considered limited in achieving physical built form outcomes for 2016/2017. The Council requires the SPG to immediately initiate the annual review of the Housing and Built Form Strategy, required in May 2017 by the Development Managers KPI's. The annual review of the Housing and Built Form Strategy should be in a form that will provide clear and measurable built form outcomes supported by implementation plans to achieve nominated outcomes. It will also need to include clear recommendations in relation to innovation, aged housing, adaptable housing and mixed use built form outcomes.*

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

9.12 *Catalina Housing and Built Form Strategy FYE 2017*

14. GENERAL BUSINESS

Nil

15. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 7:16pm.

These minutes were confirmed at a meeting on

SIGNED this day of 2017

as a true record of proceedings.

CHAIRMAN