



**TAMALA PARK**  
**Regional Council**

# Ordinary Meeting of Council

## MINUTES

Thursday 21 June 2012  
City of Vincent, 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  
City of Vincent  
City of Wanneroo

**MEMBERSHIP**

<b>OWNER COUNCIL</b>	<b>MEMBER</b>	<b>ALTERNATE MEMBER</b>
Town of Cambridge	Cr Corinne MacRae	
City of Joondalup	Cr Geoff Amphlett Cr Tom McLean	
City of Perth	Cr Eleni Evangel	
City of Stirling	Cr Giovanni Italiano (CHAIRMAN) Cr David Michael Cr Terry Tyzack Cr Rod Willox	Cr Stephanie Proud
Town of Victoria Park	Mayor Trevor Vaughan (DEPUTY CHAIRMAN)	Cr David Ashton
City of Vincent	Mayor Alannah MacTiernan	
City of Wanneroo	Cr Frank Cvitan Cr Dianne Guise	Cr Bob Smithson Cr Stuart Mackenzie

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.

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**PRESENT**

**Chairman** Cr Giovanni Italiano

**Councillors** Cr Geoff Amphlett  
Cr Frank Cvitan  
Cr Eleni Evangel  
Cr Dianne Guise  
Cr Corinne MacRae  
Cr Alannah MacTiernan  
Cr Tom McLean  
Cr David Michael  
Cr Trevor Vaughan  
Cr Rod Willox

**Alternate Members** Cr Stephanie Proud (from 6.05pm)

**Staff** Mr Tony Arias (Chief Executive Officer)  
Mr Wayne Burns (Senior Projects Officer)  
Mrs Kylie Jeffs (Executive Assistant)

**Apologies Councillors** Cr Terry Tyzack

**Leave of Absence** Nil

**Absent** Nil

**Consultants** Mr Aaron Grant (Satterley Property Group)  
Mr Peter Miller (Satterley Property Group)  
Mr Nigel Satterley (Satterley Property Group)

**Apologies Participant Councils' Advisers** Mr Stuart Jardine (City of Stirling)

**In Attendance Participant Councils' Advisers** Mr Lewis Bond (City of Perth)  
Mr John Giorgi (City of Vincent)  
Mr Jason Lyon (Town of Cambridge)  
Mr John Paton (City of Wanneroo)  
Mr Ross Povey (City of Stirling)  
Mr Anthony Vuleta (Town of Victoria Park)

**Members of the Public** Nil

**Press** Nil

**1. OFFICIAL OPENING**

At 6.03pm 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 Terry Tyzack. Cr Stephanie Proud nominated alternative member for Cr Tyzack.

**4. PETITIONS**

Nil

**5. CONFIRMATION OF MINUTES**

*Ordinary Meeting of Council – 12 April 2012*

Moved Cr A MacTiernan, Seconded Cr R Willox

That the minutes of the Ordinary Meeting of Council of 12 April 2012 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

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

**5A. BUSINESS ARISING FROM THE MINUTES**

Nil

**6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)**

Nil

**7. MATTERS FOR WHICH MEETING MAY BE CLOSED**

Item 9.9 – Draft Project Budget 2012/2013

Item 9.10 – Stage 1 Application for Title and Transfer Documentation – Power of Attorney

Item 9.11 – Landscape and Irrigation Tender, Stage 1

**8. REPORTS OF COMMITTEES**

*Cr Proud arrived during discussion on this item at 6.05pm.*

- Management Committee Meeting – 17 May 2012
- Management Committee Meeting – 7 June 2012

**9. ADMINISTRATION REPORTS**

**9.1 BUSINESS REPORT – PERIOD ENDING 31 MAY 2012**

Moved Cr D Guise, Seconded Cr F Cvitan

[The recommendation in the agenda]

**That Council RECEIVE the Business Report to 21 June 2012.**

The Motion was put and declared CARRIED (12/0).

**9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF APRIL AND MAY 2012**

Moved Cr A MacTiernan, Seconded Cr R Willox

[The recommendation in the agenda]

**That Council RECEIVE and NOTE the Statement of Financial Activity for the months ending 30 April 2012 and 31 May 2012.**

The Motion was put and declared CARRIED (12/0).

**9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF APRIL & MAY 2012**

Moved Cr D Michael, 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 months of April and May 2012:**

- **Month ending 30 April 2012 (Total \$1,088,392.25)**
- **Month ending 31 May 2012 (Total \$1,474,958.11)**
- **Total Paid - \$2,563,350.36**

The Motion was put and declared CARRIED (12/0).

**9.4 SALES AND SETTLEMENT REPORT**

*Mr Nigel Satterley was invited to update the Council on the progress of lot sales, the market condition and timeline for the sales office.*

Moved Cr R Willox, Seconded Cr D Guise

[The recommendation in the agenda]

**That the Management Committee RECEIVE the Sales Report to 21 June 2012.**

The Motion was put and declared CARRIED (12/0).

**9.5 DRAFT CHARITY HOME SPONSORSHIP POLICY**

Cr F Cvitan proposed the following motion:

That a report on the Charity Home Sponsorship be presented to Council after Stage 3 of the development.

Following discussion Cr F Cvitan withdrew the motion.

Moved Cr S Proud, Seconded Cr G Amphlett

[The recommendation in the agenda]

1. **ADOPT the Draft Charity Home Sponsorship Policy.**
2. **APPROVE the call for tenders for Charity Home Proposals in accordance with the endorsed Charity Home Sponsorship Policy.**

The Motion was put and declared CARRIED (12/0).

#### **9.6 MANAGEMENT COMMITTEE – TERMS OF REFERENCE/DELEGATIONS**

*In the context of a business focus Cr D Guise supports the amendments to the Management Committee delegations.*

Moved Cr T McLean, Seconded Cr T Vaughan

[The recommendation in the agenda]

1. **AGREE to modify delegation 8, to increase the value of contracts the Management Committee is able to approve from \$1,000,000 to \$3,000,000, provided there is budget allowance and works are consistent with project program.**
2. **AGREE to modify delegation 10, to increase the value of appointments of Project consultants and contractors the Management Committee is able to approve from \$1,000,000 to \$3,000,000, provided there is budget allowance and works are consistent with project program.**
3. **APPROVE a new delegation 16, authorising the Management Committee to grant approval to the methods for the sale of project stages.**
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 (12/0).

#### **9.7 STAGE 1B SALES PROCESS AND DESIGN GUIDELINES**

*Peter Miller provided advice on the guidelines for the ceiling height to create the best impression.*

Moved Cr R Willox, Seconded Cr S Proud

[The recommendation in the agenda]

1. **APPROVE the sale of Stage 1B lots by private treaty in accordance with the sales procedure approved by the Council on 23 June 2011 for Stage 1.**
2. **APPROVE the Stage 1B Design Guidelines (dated May 2012) prepared by Satterley Property Group.**

The Motion was put and declared CARRIED (12/0).

#### **9.8 STATUS REPORT: NON-POTABLE WATER SUPPLY SYSTEM**

Moved Cr T McLean, Seconded Cr G Amphlett

[The recommendation in the agenda]

1. To receive the Water Conservation Strategy provided by Cossill and Webley (May 2012) and the Satterley Property Group correspondence dated 13 June 2012.
2. Not to proceed with the non-potable water supply scheme for Catalina based on the increased costs and excessive level of risk, discontinuing the installation of future proofing infrastructure within future lot stages;
3. To undertake a trial project for the installation of shared bores within Stages 1 and 4, to provide non-potable water for irrigation purposes, based on \$2,500 per lot.

Moved Cr A MacTiernan, Seconded Cr D Michael an addition to the recommendation as follows:

1. **To RECEIVE the Water Conservation Strategy provided by Cossill and Webley (May 2012) and the Satterley Property Group correspondence dated 13 June 2012.**
2. **Not to proceed with the non-potable water supply scheme for Catalina based on the increased costs and excessive level of risk, discontinuing the installation of future proofing infrastructure within future lot stages;**
3. **To UNDERTAKE a trial project for the installation of shared bores within Stages 1 and 4, to provide non-potable water for irrigation purposes, based on \$2,500 per lot.**
4. **To REQUEST Satterley Property Group to provide a report on complementary water saving measures to reduce water use within the existing \$3,500 budget allocation to the next Council meeting.**

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

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

Moved Cr S Proud, Seconded Cr D Michael that the meeting move behind closed doors at 6.45pm to allow the confidential items 9.9, 9.10 and 9.11 to be discussed.

The Motion was put and declared CARRIED (12/0).

#### **9.9 DRAFT PROJECT BUDGET 2012/2013 - CONFIDENTIAL**

Moved Cr D Guise, Seconded Cr F Cvitan

[The recommendation in the agenda]

1. **APPROVE the Draft Project Budget 2012/13 (May12), submitted by the Satterley Property Group, as the basis of financial planning for the TPRC Budget 2012/13.**
2. **RECEIVE the Catalina Annual Cashflow (2013-2015) and Catalina Project Summary (2013-2025), submitted by the Satterley Property Group.**
3. **APPROVE modification of stage sales triggers, in accordance with the recommendations provided by the Satterley Property Group.**

The Motion was put and declared CARRIED (12/0).

**9.10 STAGE 1 APPLICATION FOR TITLE AND TRANSFER DOCUMENTATION – POWER OF ATTORNEY - CONFIDENTIAL**

Moved Cr A MacTiernan, Seconded Cr S Proud

[The recommendation in the agenda]

1. **RECEIVE** the report dated 7 June 2012.
2. **APPROVE** a revised Power of Attorney (POA) for that portion of Lot 9504 which is the subject of the Establishment Agreement covering all dealings of the land.
3. **REVOKE** the current Power of Attorney granted by the member Local Governments to the TPRC.
4. **REQUEST** each of the Participants to agree, by resolution of each Council, to the amendments to clause 7 of the Establishment Agreement of the Tamala Park Regional Council, as set out in the draft Amendment Agreement (dated 15 May 2012).

The Motion was put and declared CARRIED (12/0).

**9.11 LANDSCAPE AND IRRIGATION TENDER, STAGE 1 - CONFIDENTIAL**

Moved Cr G Amphlett, Seconded Cr D Michael

[The recommendation in the agenda]

1. **ACCEPT** Tender No B0769/ST1/L submitted by LD Total for the Stage 1 landscape and irrigation works for the lump sum value of \$1,449,944.40, excluding GST.
2. **AUTHORISE** the Chairman and the CEO to sign and affix the TPRC common seal to the Contract.

The Motion was put and declared CARRIED (12/0).

Moved Cr R Willox, Seconded Cr E Evangel that standing orders be reopened and the meeting doors be opened at 6.48pm.

The Motion was put and declared CARRIED (12/0).

The Chairman then announced the recommendations for items 9.9, 9.10 and 9.11 in turn.

**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**

Item 9.9 – Draft Project Budget 2012/2013

Item 9.10 – Stage 1 Application for Title and Transfer Documentation – Power of Attorney

Item 9.11 – Landscape and Irrigation Tender, Stage 1

**14. GENERAL BUSINESS**

Deputy Chairman Cr T Vaughan thanked the members of the Management Committee for their work in progressing project related issues.

**15. FORMAL CLOSURE OF MEETING**

The Chairman declared the meeting closed at 6.50pm.

These minutes were confirmed at a meeting on .....

SIGNED this ..... day of ..... 2012

as a true record of proceedings.

\_\_\_\_\_  
CHAIRMAN