



**TAMALA PARK**  
Regional Council

## **Meeting of Council**

# **MINUTES**

**Thursday 21 April 2016, 6:00pm**

**Town of Victoria Park**

**99 Shepperton Road, Victoria Park**

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**

<b>OWNER COUNCIL</b>	<b>MEMBER</b>	<b>ALTERNATE MEMBER</b>
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**

<b>Chairman</b>	Cr Giovanni Italiano
<b>Councillors</b>	Cr Karen Caddy Cr John Carey Cr Louis Carr Cr John Chester (arrived 6:15pm) Cr Janet Davidson Cr Diane Guise Cr Keith Hayes Cr Kerry Hollywood Cr Brett Treby Cr Rod Willox
<b>Staff</b>	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie Wesolowski (Executive Assistant)
<b>Apologies</b>	Cr David Michael
<b>Leave of Absence</b>	Nil
<b>Absent</b>	Nil
<b>Consultants</b>	Mr Aaron Grant (Satterley Property Group) Mr Simon Flesher (Satterley Property Group) Mr Kim Lawrence (Satterley Property Group) Mr Nigel Satterley (Satterley Property Group) Ms Lauren Vidler (Satterley Property Group)
<b>Councils' Advisors Apologies</b>	Mr Jason Buckley (Town of Cambridge) Mr Martin Mileham (City of Perth) Mr Len Kosova (City of Vincent)
<b>Councils' Advisors in Attendance</b>	Mr Anthony Vuleta (Town of Victoria Park) Mr Jason Lyon (Town of Cambridge) Mr Ross Povey (City of Stirling) Mr Garry Hunt (City of Joondalup) Ms Noelene Jennings (City of Wanneroo)
<b>Members of the Public</b>	Nil
<b>Press</b>	Nil

**1. OFFICIAL OPENING**

Chairman declared the meeting open at 6:03pm.

**DISCLOSURE OF INTERESTS**

Nil

**2. PUBLIC STATEMENT/QUESTION TIME**

Nil

**3. APOLOGIES AND LEAVE OF ABSENCE**

Cr David Michael

**4. PETITIONS**

Nil

**5. CONFIRMATION OF MINUTES**

*Ordinary Meeting of Council – 3 March 2016*

Moved Cr Willox, Seconded Cr Caddy.

**That the minutes of the Ordinary Meeting of Council of 3 March 2016 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**

Nil

**8. REPORTS OF COMMITTEES**

*Management Committee Meeting – 17 March 2016*

*Cr Treby – Chairman Management Committee advised that the Committee considered a number of Items listed in this agenda and there had been robust discussion on Item 9.8.*

**9.1 BUSINESS REPORT – PERIOD ENDING 14 APRIL 2016**

Moved Cr Guise, Seconded Cr Caddy.

[The recommendation in the agenda]

**That the Council RECEIVES the Business Report to 14 April 2016.**

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

**9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF JANUARY & FEBRUARY 2016**

Moved Cr Carr, Seconded Cr Willox.

[The recommendation in the agenda]

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

- **31 January 2016; and**
- **29 February 2016.**

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

**9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF JANUARY & FEBRUARY 2016**

Moved Cr Treby, Seconded Cr Davidson.

[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 January and February 2016:**

- **Month ending 31 January 2016 (Total \$514,432.76)**
- **Month ending 29 February 2016 (Total \$11,501,352.90)**
- **Total Paid - \$12,015,785.66**

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

**9.4 PROJECT FINANCIAL REPORT – FEBRUARY 2016**

Moved Cr Caddy, Seconded Cr Guise.

[The recommendation in the agenda]

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

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

**9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 14 APRIL 2016**

Moved Cr Caddy, Seconded Cr Guise.

[The recommendation in the agenda]

**That the Council RECEIVES the Sales and Settlement Report to 14 April 2016.**

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

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

**9.6 CATALINA DISPLAY VILLAGE STRATEGY**

Moved Cr Carr, Seconded Cr Treby.

[The recommendation in the agenda]

**That the Council:**

- 1. RECEIVES the Display Village Strategy prepared by the Satterley Property Group dated March 2016.**
- 2. APPROVES the location of Catalina Beach Display Village (DV3), the commercial terms and conditions and the release of lots 2122 to 2136 as builders display lots in accordance with the Selection and Allocation Process, as detailed in the Display Village Strategy (dated March 2016).**
- 3. APPROVES the use of lot 2094 as a Sales Office for the Catalina Project and lot 2137 for an associated car park for the Catalina Beach and Catalina Grove Precincts for 2018, subject to the Satterley Property Group providing specific details on the form, design, operation and detailed costs and reference to the TPRC budget for Council.**
- 4. ADVISES the Satterley Property Group that approval to the proposals for the Catalina Beach Display Village (DV4) and Catalina Grove Display Village (DV5) is considered premature at this stage.**

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

**9.7 CATALINA GROVE PRECINCT PLAN - SATTERLEY PROPERTY GROUP ANALYSIS**

Moved Cr Caddy, Seconded Cr Willox.

[The recommendation in the agenda]

**That the Council:**

1. **RECEIVES** the Catalina Grove Precinct Plan Analysis (February 2016) prepared by Satterley Property Group.
2. **NOTES** that the Satterley Property Group analysis of the Catalina Grove Precinct Plan is not a detailed economic or feasibility assessment and request the Satterley Property Group to undertake a cashflow feasibility following further consideration of the Catalina Grove Precinct Plan by the project consultants and other specialist consultants.
3. **REQUESTS** the Satterley Property Group to finalise a program for progressing the resolution of issues raised in its analysis of the Catalina Grove Precinct Plan, including the consultation with key stakeholders, including the City of Wanneroo, WAPC, PTA and Main Roads.
4. **ADVISES** the Satterley Property Group that the actions in recommendations (2) and (3) above need to be undertaken in order to finalise the optimum design for Catalina Grove and reported to Council prior to proceeding with any potential amendment to Tamala Park Local Structure Plan relating to Catalina Grove.

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

**9.8 PROPOSED REPRICING OF LOTS (STAGES 11, 12, 13B, 14A, 14B, 14C, 14D & 15)**

Moved Cr Guise, Seconded Cr Treby.

[The recommendation in the agenda]

**That the Council:**

1. **RECEIVES** the recommended repricing of lots within Stages 11, 12, 13B, 14A, 14B, 14C, 14D & 15 (dated 31 March 2016), prepared by Satterley Property Group .
2. **APPROVES** the lot pricing for the unsold lots in Stages 11, 12, 13B, 14A, 14B, 14C, 14D and 15 based on the higher value of the SPG pricing (31 March 2016) and the market value by the Council appointed valuer.
3. **REQUESTS** the Satterley Property Group to provide advice as to how the shortfall in revenue is to be addressed and potential impact on other elements of the TPRC budget for the June 2016 Council meeting.



Moved Cr Carey, Seconded Cr Carr an amendment to add a Recommendation 4 as follows:

4. Request the CEO and the Satterley Property Group to develop guidelines for a possible delegation to the CEO for the negotiation up to 3% of the lot sale price for Council approval.

The Motion was put and declared LOST (5/6).

For: Cr Caddy, Cr Carey, Cr Carr, Cr Hayes and Cr Willox.

Against: Cr Chester, Cr Davidson, Cr Guise, Cr Hollywood, Cr Italiano and Cr Treby.

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

#### **9.9 CATALINA FRONT LANDSCAPING TENDER**

Moved Cr Davidson, Seconded Cr Willox.

[The recommendation in the agenda]

**That the Council:**

1. **ACCEPTS** the LD Total tender (dated March 2016) for the provision of front landscaping services in accordance with Tender 2/2016.
2. **AUTHORISES** the Chairman and the CEO to sign and affix the TPRC common seal to the Contracts.

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

#### **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**

Nil

**14. GENERAL BUSINESS**

Nil

**15. FORMAL CLOSURE OF MEETING**

The Chairman declared the meeting closed at 7:10pm.

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

SIGNED this ..... day of ..... 2016

as a true record of proceedings.

\_\_\_\_\_  
CHAIRMAN