



TAMALA PARK
Regional Council

Ordinary Meeting of Council

MINUTES

Thursday 16 October 2014, 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

TABLE OF CONTENTS

MEMBERSHIP	4
PRESENT	5
1. OFFICIAL OPENING.....	6
DISCLOSURE OF INTERESTS	6
2. PUBLIC STATEMENT/QUESTION TIME	6
3. APOLOGIES AND LEAVE OF ABSENCE	6
4. PETITIONS	6
5. CONFIRMATION OF MINUTES	6
BUSINESS ARISING FROM MINUTES.....	6
6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION).....	6
7. MATTERS FOR WHICH MEETING MAY BE CLOSED.....	6
8. REPORTS OF COMMITTEES	7
9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.17)	7
9.1 BUSINESS REPORT – PERIOD ENDING 9 OCTOBER 2014.....	7
9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF JULY & AUGUST 2014	7
9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTH OF JULY & AUGUST 2014	7
9.4 PROJECT FINANCIAL REPORT – AUGUST 2014.....	8
9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 9 OCTOBER 2014.....	8
9.6 TPRC ANNUAL FINANCIAL REPORT FOR THE YEAR 1 JULY 2013 TO 30 JUNE 2014	8
9.7 REVIEW OF THE AUDITOR'S REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2014	9
9.8 INTEGRATED PLANNING AND REPORTING ASSESSMENT 2013/14	9
9.9 ASSET MANAGEMENT PLAN 2014	9
9.10 STAGE 13A BUILDERS ALLOCATION LOTS TENDER.....	10
9.11 SPONSORED CHARITY HOME PROPOSAL TENDER	10
9.12 PROJECT CONSULTANCY – MEDIA SERVICES REVIEW.....	11
9.13 SECOND DISPLAY VILLAGE LOTS TENDER AND ALLOCATION	11
9.14 CEO PERFORMANCE REVIEW 2013/14 – CONFIDENTIAL	12
9.15 SPONSORSHIP REQUEST – WANNEROO AGRICULTURAL SOCIETY (INC) – LATE ITEM.....	12
9.16 COUNCIL MEETING SCHEDULE 2015 – LATE ITEM.....	12
9.17 RESCHEDULE OF 18 DECEMBER 2014 COUNCIL MEETING – LATE ITEM	13
10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN.....	13
11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN	13
12. URGENT BUSINESS APPROVED BY THE CHAIRMAN.....	13

13. MATTERS BEHIND CLOSED DOORS..... 13
14. GENERAL BUSINESS 13
15. FORMAL CLOSURE OF MEETING..... 13

MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Louis Carr	
City of Joondalup	Cr Geoff Amphlett 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 JP
Town of Victoria Park	Mayor Trevor Vaughan	
City of Vincent	Cr Joshua Topelberg	
City of Wanneroo	Cr Dianne Guise Cr Brett Treby	Cr Frank Cvitan Cr Hugh Nguyen

PRESENT

Chairman	Cr Giovanni Italiano
Councillors	Cr Geoff Amphlett Cr Louis Carr Cr Janet Davidson Cr Diane Guise Cr Tom McLean Cr David Michael Cr Joshua Topelberg Cr Terry Tyzack Cr Rod Willox
Alternate Members	Cr Hugh Nguyen
Staff	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie von Stieglitz (Minute Clerk)
Apologies	Cr Brett Treby Cr Trevor Vaughan
Leave of Absence	Nil
Absent	Nil
Also in Attendance	Cr Frank Cvitan (City of Wanneroo)
Consultants	Mr Nigel Satterley (Satterley Property Group) Mr Aaron Grant (Satterley Property Group) Mr Brenton Downing (Satterley Property Group) Mr Paul Szijarto (Satterley Property Group)
Councils' Advisors Apologies	Mr Garry Stevenson (City of Perth) Mr Anthony Vuleta (Town of Victoria Park) Mr Daniel Simms (City of Wanneroo)
Councils' Advisors in Attendance	Mr Stuart Jardine (City of Stirling) Mr Garry Hunt (City of Joondalup) Mr Len Kosova (City of Vincent) Mr Mark Dickson (City of Wanneroo) Mr Jason Lyon (Town of Cambridge)
Members of the Public	Nil
Press	Nil

1. OFFICIAL OPENING

The meeting was declared open at 6:00pm.

DISCLOSURE OF INTERESTS

Disclosure of Interest forms were received as follows:

Cr Guise	Items 9.11 and 9.15	Impartial Interest
Satterley Property Group	Items 9.10, 9.11, 9.12 and 9.13	Impartial Interest

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Apologies were received from Cr Treby and Cr Vaughan.

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 21 August 2014

Moved Cr Willox, Seconded Cr Davidson

That the minutes of the Ordinary Meeting of Council of 21 August 2014 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

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

BUSINESS ARISING FROM MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

Nil

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

Item 9.14 CEO Performance Review 2013/14

8. REPORTS OF COMMITTEES

Moved Cr McLean, Seconded Cr Davidson

- Audit Committee Meeting – 15 September 2014
- CEO Performance Review Committee Meeting – 13 October 2014

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

9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.17)

9.1 BUSINESS REPORT – PERIOD ENDING 9 October 2014

Moved Cr McLean, Seconded Cr Willox.

[The recommendation in the agenda]

Recommendation

That the Council RECEIVE the Business Report to 9 October 2014.

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

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF JULY & AUGUST 2014

Moved Cr Tyzack, Seconded Cr Michael.

[The recommendation in the agenda]

Recommendation

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

- 31 July 2014; and
- 31 August 2014.

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

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTH OF JULY & AUGUST 2014

Moved Cr Guise, Seconded Cr Nguyen.

[The recommendation in the agenda]

Recommendation

That the Council RECEIVE and NOTE the list of accounts paid under Delegated Authority to the CEO for the months of July and August 2014:

- **Month ending 31 July 2014 (Total \$1,743,378.22)**
- **Month ending 31 August 2014 (Total \$1,245,767.72)**
- **Total Paid - \$2,989,145.94**

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

9.4 PROJECT FINANCIAL REPORT – AUGUST 2014

Moved Cr Amphlett, Seconded Cr Willox.

[The recommendation in the agenda]

Recommendation

That the Council RECEIVE the Project Financial Report (August 2014) submitted by the Satterley Property Group.

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

9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 9 OCTOBER 2014

Moved Cr Willox, Seconded Cr Guise.

[The recommendation in the agenda]

Recommendation

That the Council RECEIVE the Sales and Settlements Report to 9 OCTOBER 2014.

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

9.6 TPRC ANNUAL FINANCIAL REPORT FOR THE YEAR 1 JULY 2013 TO 30 JUNE 2014

Moved Cr Tyzack, Seconded Cr McLean.

[The recommendation in the agenda]

Recommendation

That the Council RECEIVE the Annual Financial Report for the year ended 30 June 2014 and it be INCLUDED in the Annual Report.

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

9.7 REVIEW OF THE AUDITOR'S REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2014

Moved Cr McLean, Seconded Cr Nguyen.

[The recommendation in the agenda]

Recommendation

That the Council:

- 1. RECEIVE the Auditor's Report for the financial year ended 30 June 2014.**
- 2. NOTE that the Audit Report does not note or make recommendations on any matter requiring attention from the Annual Audit for the year ended 30 June 2014.**
- 3. NOTE that the Council's Auditor (Butler Settineri) met with the Audit Committee at its meeting of 15 September 2014 to discharge the statutory obligation to meet with the Local Government at least once per annum.**

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

9.8 INTEGRATED PLANNING AND REPORTING ASSESSMENT 2013/14

Moved Cr Amphlett, Seconded Cr Willox.

[The recommendation in the agenda]

Recommendation

That Council NOTE the advice from the Department of Local Government on the review of the Strategic Community Plan 2013-2023 (June 2013) and the Corporate Business Plan 2013-2017 (June 2013).

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

9.9 ASSET MANAGEMENT PLAN 2014

Moved Cr Nguyen, Seconded Cr Guise.

[The recommendation in the agenda]

Recommendation

That the Council APPROVE the Asset Management Plan 2014 and that it be forwarded to the Executive Director of the Department of Local Government for endorsement.

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

9.10 STAGE 13A BUILDERS ALLOCATION LOTS TENDER

Moved Cr Guise, Seconded Cr Willox.

[The recommendation in the agenda]

Recommendation that the Council:

- 1. APPROVE the allocation of Lot Parcel A to Homebuyers Centre, Lot Parcel B to Affordable Living Homes and Lot Parcel C to Delstrat Group, subject to the conditions of Tender 8/2014.**
- 2. APPROVE that in the event that one of the Lot Parcel allocations in Recommendation 1 are not accepted by builders, that the Lot Parcel allocation be offered to Bilton Corp, subject to the conditions of Tender 8/2014.**
- 3. AUTHORISE the CEO and Chairman to sign and seal relevant Put Option Deed documentation.**

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

9.11 SPONSORED CHARITY HOME PROPOSAL TENDER

Moved Cr Tyzack, Seconded Cr Davidson.

[The recommendation in the agenda]

That the Council:

- 1. ACCEPT the proposal submitted by Channel 7 Telethon Trust and In Vogue Living in accordance with Tender 6/2014 (Charity Home Sponsorship Tender) subject to:**
 - 1.1. Preparation of a detailed marketing strategy and schedule outlining the marketing and promotion of the Charity Home and the Catalina Project to the satisfaction of the TPRC prior to an agreement being finalised;**
 - 1.2. Preparation of concept designs for the Charity Home detailing the design elements, sustainability features and the innovations consistent with the Channel 7 Telethon Trust and In Vogue Living tender to the satisfaction of the TPRC prior to an agreement being finalised;**
 - 1.3. Preparation of an agreement in accordance with Tender 6/2014 and the Channel 7 Telethon Trust and In Vogue Living tender and incorporating Items 1.1 and 1.2 above.**
- 2. AUTHORISE the Chairman and CEO to sign and affix the TPRC common seal to the legal agreement.**

The Motion was put and declared CARRIED (7/4).

For: Cr Amphlett, Cr Davidson, Cr Italiano, Cr McLean, Cr Topelberg, Cr Tyzack and Cr Willox

Against: Cr Carr, Cr Guise, Cr Michael and Cr Nguyen

9.12 PROJECT CONSULTANCY – MEDIA SERVICES REVIEW

Moved Cr Nguyen, Seconded Cr Guise.

[The recommendation in the agenda]

Recommendation

That the Council resolve to not extend Optimum Media Decisions contract for a further year for media services as per Tender 10/2012 (Media Consultancy Services, dated September 2012).

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

9.13 SECOND DISPLAY VILLAGE LOTS TENDER AND ALLOCATION

Moved Cr Amphlett, Seconded Cr Willox.

[The recommendation in the agenda]

Recommendation

That the Council:

- 1. APPROVE the Display Village Lot ranking as recommended by the Satterley Property Group letter dated 25 September 2014, and the Tender Assessment and Allocation Report.**
- 2. Delegate to the Chief Executive Officer the following:**
 - 2.1. Approval to proceed with the allocation in accordance with (1) and the approved Display Village Lots Tender and Allocation Procedure, September 2011.**
 - 2.2. Administer the provisions of the sales contract and proceed to dispose of the lot by private treaty subject to the requirements of the Local Government Act 1995.**
- 3. APPROVE to amend the Delegation Register 2012/13 in accordance with (2) above.**
- 4. APPROVE an amendment to the Display Builders Commercial Terms by providing a rebate of \$1,500 per lot, subject to the builder landscaping the display lot verge in accordance with the approved Catalina Street Tree Masterplan. The rebate to be paid at the completion of the Display Home.**

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

9.14 CEO PERFORMANCE REVIEW 2013/14 – CONFIDENTIAL

Item was withdrawn and is to be considered by Council at its December 2014 meeting.

9.15 SPONSORSHIP REQUEST – WANNEROO AGRICULTURAL SOCIETY (INC) – LATE ITEM

Moved Cr Topelberg, Seconded Cr McLean.

[The recommendation in the agenda]

Recommendation

That the Council DECLINE the Wanneroo Agricultural Society (Inc) request for the TPRC to sponsor the Community Tent for the 2014 Wanneroo Show.

The Motion was put and declared CARRIED (8/3).

For: Cr Amphlett, Cr Carr, Cr Davidson, Cr Italiano, Cr McLean, Cr Topelberg, Cr Tyzack and Cr Willox

Against: Cr Guise, Cr Michael and Cr Nguyen

9.16 COUNCIL MEETING SCHEDULE 2015 – LATE ITEM

Moved Cr Topelberg, Seconded Cr Amphlett.

[The recommendation in the agenda]

Recommendation

1. That the schedule of Council meetings dates be APPROVED for 2015 as follows:

- **12 February 2015 (Town of Victoria Park)**
- **16 April 2015 (City of Vincent)**
- **18 June 2015 (City of Perth)**
- **13 August 2015 (City of Wanneroo)**
- **15 October 2015 (Town of Cambridge)**
- **10 December 2015 (City of Joondalup)**

2. That the commencement time for Council meetings BE 6:00pm.

3. That Council meetings be HELD on a rotational basis at participant Council premises.

4. That the schedule of Management Committee meetings dates be APPROVED for 2015 as follows:

- **12 March 2015**
- **21 May 2015**
- **23 July 2015**

- 17 September 2015
- 19 November 2015

5. That the Management Committee meetings be held at the City of Stirling and the commencement time BE 5:00pm.
6. That the schedule of meeting dates be ADVERTISED as required by the Local Government Act.

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

9.17 RESCHEDULE OF 18 DECEMBER 2014 COUNCIL MEETING – LATE ITEM

Moved Cr Tyzack, Seconded Cr Davidson.

[The recommendation in the agenda]

Recommendation

That the Council APPROVE the reschedule of the 18 December 2014 Council meeting to 11 December 2014 to be held at the City of Stirling.

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 6:45 pm.

These minutes were confirmed at a meeting on

SIGNED this day of 2014

as a true record of proceedings.

CHAIRMAN