



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

# Ordinary Meeting of Council

## MINUTES

Thursday 18 April 2013  
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  
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 Jim Adamos	
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**

<b>Chairman</b>	Cr Giovanni Italiano
<b>Councillors</b>	Cr Jim Adamos Cr Geoff Amphlett Cr Frank Cvitan Cr Corinne MacRae Cr Alannah MacTiernan Cr Tom McLean Cr David Michael Cr Terry Tyzack Cr Rod Willox
<b>Alternate Members</b>	Nil
<b>Staff</b>	Mr Tony Arias (Chief Executive Officer) Mr Wayne Burns (Senior Projects Officer) Mrs Kylie Jeffs (Executive Assistant)
<b>Apologies Councillors</b>	Cr Dianne Guise Cr Trevor Vaughan
<b>Leave of Absence</b>	Nil
<b>Absent</b>	Nil
<b>Consultants</b>	Mr Justin Crooks (Satterley Property Group) Mr Brenton Downing (Satterley Property Group) Mr Aaron Grant (Satterley Property Group) Mr Nigel Satterley (Satterley Property Group) Mr Kevin Donnelly (Stantons International)
<b>Apologies Participant Councils' Advisers</b>	Mr John Giorgi (City of Vincent)
<b>In Attendance Participant Councils' Advisers</b>	Mr Garry Hunt (City of Joondalup) Mr Stuart Jardine (City of Stirling) Mr Arthur Kyron (Town of Victoria Park) Mr Jason Lyon (Town of Cambridge) Cr Stephanie Proud (City of Stirling)
<b>Members of the Public</b>	Nil
<b>Press</b>	Nil

**1. OFFICIAL OPENING**

Cr Jim Adamos completed the written Declaration of Office required by the Local Government Act and Local Government (Constitution) Regulations. He then read out the Declaration of Office. The written declaration was then witnessed by the TPRC Chief Executive Officer Mr Tony Arias. The Chairman welcomed Cr Adamos to the Council as Cr Eleni Evangel's replacement as the City of Perth representative.

At 6.00pm the Chairman declared the meeting of the Tamala Park Regional Council open.

## **DISCLOSURE OF INTERESTS**

Disclosure of Interest forms were received as follows:

Mr Tony Arias	Item 9.6	Impartial Interest
Cossill & Webley	Item 9.15 & 9.17	Impartial Interest
Satterley Property Group	Item 9.8, 9.11, 9.12, 9.15 & 9.17	Impartial Interest

## **2. PUBLIC STATEMENT/QUESTION TIME**

Nil

## **3. APOLOGIES AND LEAVE OF ABSENCE**

Apologies were received from Cr Dianne Guise and Cr Trevor Vaughan.

## **4. PETITIONS**

Nil

## **5. CONFIRMATION OF MINUTES**

Moved Cr T Tyzack, Seconded Cr R Willox an amendment to Item 9.17(5) of the minutes of 21 February 2013 as follows:

### **5. That Council ENDORSE Mr. Arias' current remuneration package to be increased by 4.6% to \$332,176.00 effective from 12 October 2012.**

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

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

*Ordinary Meeting of Council – 21 February 2013*

Moved Cr D Michael, Seconded Cr T Tyzack

That the minutes of the Ordinary Meeting of Council of 21 February 2013 (as amended) be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

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

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

Nil

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

Nil

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

Item 9.6 – Development managers Agreement – Development Manager Appointment to Stage 2

Item 9.7 – GST Status TPRC Project

Item 9.8 – Lot 1 Neerabup Road Built Form Partnering Tender

**8. REPORTS OF COMMITTEES**

Management Committee Meeting – 4 April 2013

Moved Cr G Amphlett, Seconded Cr F Cvitan

**That the Council RECEIVE the minutes of the Management Committee meeting dated 4 April 2013.**

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

**9. ADMINISTRATION REPORTS**

**9.1 BUSINESS REPORT – PERIOD ENDING 11 APRIL 2013**

Moved Cr R Willox, Seconded Cr T Tyzack

[The recommendation in the agenda]

**That the Council RECEIVE the Business Report to 11 April 2013.**

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

**9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF JANUARY & FEBRUARY 2013**

Moved Cr T McLean, Seconded Cr F Cvitan

[The recommendation in the agenda]

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

- **31 January 2013; and**
- **28 February 2013.**

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

**9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF FEBRUARY & MARCH 2013**

Moved Cr R Willox, Seconded Cr D Michael

[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 February and March 2013:**

- **Month ending 28 February 2013 (Total \$3,086,046.86)**
- **Month ending 31 March 2013 (Total \$1,881,254.36)**
- **Total Paid - \$4,967,301.22**

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

#### **9.4 PROJECT FINANCIAL REPORT – FEBRUARY 2013**

Moved Cr T Tyzack, Seconded Cr G Amphlett

[The recommendation in the agenda]

**That the Council RECEIVE the Project Financial Report (February 2013) submitted by the Satterley Property Group.**

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

#### **9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 11 APRIL 2013**

*Mr Nigel Satterley (Satterley Property Group) provided an update on the process of setting values for lots at Catalina Estate.*

Moved Cr D Michael, Seconded Cr T Tyzack

[The recommendation in the agenda]

**That the Council RECEIVE the Sales and Settlements Report to 11 April 2013.**

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

Moved Cr T Tyzack, Seconded Cr R Willox

That the meeting move behind closed doors at 6.15pm to allow confidential items 9.6, 9.7 and 9.8 to be discussed.

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

#### **9.6 DEVELOPMENT MANAGERS AGREEMENT - DEVELOPMENT MANAGER APPOINTMENT TO STAGE 2 - **CONFIDENTIAL****

*Mr Kevin Donnelly (Stantons International) was present for discussion on this item and provided an overview on the review of the Satterley Property Group Key Performance Indicators.*

Moved Cr A MacTiernan, Seconded Cr C MacRae an amendment to recommendation 4 as follows:

1. RECEIVE the Stantons International report dated 22 March 2013, on the Development Managers Key Performance Indicators.
2. ACCEPT that the Development Manager has performed and observed its obligations as set by the Key Performance Indicators under the Development



Management Agreement (17 August 2010) between TPRC and the Satterley Property Group Pty Ltd for Stage 1 for the period up to December 2012.

3. APPROVE the appointment of the Development Manager to Stage 2 as shown on Plan 96641 - 098 (dated 27<sup>th</sup> March 2013) and give written notice in accordance with the Development Management Agreement (17 August 2010).
4. AUTHORISE the Chief Executive Officer to undertake a review of the Development Manager's KPIs under the DMA and provide recommendations on modifications so that the KPIs are meaningful, have the capacity to be quantified and measured and can be used as a true measure of contract performance.

The Motion was put and declared LOST (7/3).

Against: Cr G Amphlett, Cr F Cvitan, Cr G Italiano, Cr T McLean, Cr D Michael, Cr T Tyzack and Cr R Willox.

For: Cr J Adamos, Cr C MacRae and Cr A MacTiernan.

Moved Cr G Amphlett, Seconded Cr T Tyzack the original recommendation

1. **RECEIVE the Stantons International report dated 22 March 2013, on the Development Managers Key Performance Indicators.**
2. **ACCEPT that the Development Manager has performed and observed its obligations as set by the Key Performance Indicators under the Development Management Agreement (17 August 2010) between TPRC and the Satterley Property Group Pty Ltd for Stage 1 for the period up to December 2012.**
3. **APPROVE the appointment of the Development Manager to Stage 2 as shown on Plan 96641 - 098 (dated 27<sup>th</sup> March 2013) and give written notice in accordance with the Development Management Agreement (17 August 2010).**
4. **AUTHORISE the Chief Executive Officer to engage Stantons International to undertake a review of the Development Manager's KPIs under the DMA and provide recommendations on modifications so that the KPIs are meaningful, have the capacity to be quantified and measured and can be used as a true measure of contract performance.**

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

*Mr Kevin Donnelly departed the meeting at 6.48pm.*

Council officers and TPRC consultants were invited into the meeting at 6.50pm.

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

#### **9.7 GST STATUS TPRC PROJECT - CONFIDENTIAL**

Moved Cr R Willox, Seconded Cr A MacTiernan

1. **RECEIVE the report dated 18 April 2013.**

2. **ACCEPT** the confidential legal advice relating to Private Ruling documentation for the ATO from Ernst & Young (12 March 2013).
3. **AUTHORISE** the Chief Executive Officer to take all necessary action to lodge the Private Ruling documentation for the ATO (Ernst & Young - 12 March 2013), including engaging the Council's financial advisors and solicitors.

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

#### 9.8 **LOT 1 NEERABUP ROAD BUILT FORM PARTNERING TENDER - CONFIDENTIAL**

Moved Cr T Tyzack, Seconded Cr D Michael

1. **ACCEPT** the ABN group tender submission (dated January 2013) in response to Tender 15/2012 (Lot 1 Built Form Project Tender, dated December 2012) and grant a 45 day exclusive period to explore development opportunities, progress design concepts and determine commercial terms with the TPRC.
2. **NOTE** that a report on the development opportunities, design concepts and commercial terms will be presented for the Councils consideration following the 45 day exclusive design/feasibility period.
3. **RESOLVE** that in the event an acceptable outcome is not achieved within the 45 day exclusive period the TPRC advertise a call for offers to purchase the site at an undisclosed sale price, with the application of site specific design guidelines.

The Motion was put and declared CARRIED (9/1).

For: Cr J Adamos, Cr G Amphlett, Cr F Cvitan, Cr G Italiano, Cr C MacRae, Cr T McLean, Cr D Michael, Cr T Tyzack and Cr R Willox.

Against: Cr A MacTiernan

Moved Cr T Tyzack, Seconded Cr D Michael

That standing orders be reopened and the meeting doors be opened at 7.03pm.

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

#### 9.9 **EXTENSION OF SHARED BORE TRIAL TO STAGES 7, 8 & 9**

Moved Cr A MacTiernan, Seconded Cr F Cvitan

**That the Council APPROVE** the extension of the Shared Bore Trial to include all traditional lots within Stages 7, 8 and 9.

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

#### 9.10 **STAGE 7 SALES PROCEDURE – PRIVATE PURCHASE LOTS**

Moved Cr G Amphlett, Seconded Cr R Willox

1. **APPROVE** the sale of Stage 7, 28 traditional lots and 4 cottage lots (Plan 2228-188-01) by the Sales Procedure – Private Purchaser Lots Strategy,

September 2011, approved by the Council at its meeting held on 13 October 2011, subject to the same sales contract, building incentives and commercial terms.

2. **APPROVE** the disposal of the Stage 7, 28 traditional lots and 4 cottage lots (Plan 2228-188-01) by Private Treaty in accordance with Section 3.58(3) and (4) of the Local Government Act 1995.

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

#### **9.11 STAGE 2B BUILDERS ALLOCATION LOTS TENDER**

Moved Cr T Tyzack, Seconded Cr T McLean

1. **APPROVE** the allocation of lots 116 - 120 to Homebuyers Centre, in accordance with the terms and conditions of Tender 06/2013.
2. **AUTHORISE** the CEO and Chairman to sign and seal relevant Put Option Deed documentation.

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

#### **9.12 STAGE 7 BUILDERS ALLOCATION LOTS TENDER**

*Mr Nigel Satterley (Satterley Property Group) provided advise on the affiliation between Affordable living and the Homebuyers Centre.*

*Mr Brenton Downing (Satterley Property Group) provide advice on the financial capacity of selected tenderers.*

Moved Cr T Tyzack, Seconded Cr G Amphlett

1. **APPROVE** the allocation of Lot Parcels A and B to Content Living, in accordance with the terms and conditions of Tender 07/2013.
2. **APPROVE** the allocation of Lot Parcel C to The Prime Group, in accordance with the terms and conditions of Tender 07/2013.
3. **APPROVE** the allocation of Lot Parcel D to BGC, in accordance with the terms and conditions of Tender 07/2013.
4. **APPROVE** the allocation of Lot Parcel E to The Homebuyers Centre, in accordance with the terms and conditions of Tender 07/2013.
5. **APPROVE** the allocation of Lot Parcel F to Affordable Living, in accordance with the terms and conditions of Tender 07/2013.
6. **AUTHORISE** the CEO and Chairman to sign and seal relevant Put Option Deed documentation.

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

Cr J Adamos and Cr A MacTiernan departed the meeting at 7.10pm.

**9.13 DRAFT STRATEGIC COMMUNITY PLAN 2013-2023 AND CORPORATE BUSINESS PLAN 2013-2017**

Moved Cr R Willox, Seconded Cr D Michael

**That the Council APPROVE the draft Strategic Community Plan 2013-2023 and draft Corporate Business Plan 2013-2017 for circulation to member local governments for review and comment for a period of 30 days.**

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

**9.14 PAYMENT OF MUNICIPAL RATES FOR SUBDIVIDED LOTS - LOT 9504**

Moved Cr F Cvitan, Seconded Cr T McLean

- 1. APPROVE for the TPRC to manage and pay accounts direct to City of Wanneroo, for Municipal Rates for subdivided lots for Lot 9504 on behalf of the member local governments.**
- 2. APPROVE to continue a funds distribution of capital from TPRC be made to participant local authorities equivalent to the rates levied for the balance of Lot 9504, less rates attributable to the proportion of land leased to MRC.**
- 3. APPROVE the payment in (2) while the rate assessment is based on the calculation method defined in the TPRC Establishment Agreement and if the rate assessment changes, the matter be reconsidered by the Council.**

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

**9.15 MARMION AVENUE INTERSECTION CIVIL & INFRASTRUCTURE WORKS TENDER**

Moved Cr T Tyzack, Seconded Cr D Michael

- 1. ACCEPT the submission received from Ertech in response to Tender 04/2013 (Marmion Avenue Intersection Civil Works, dated March 2013) and appoint Ertech as the preferred tender.**
- 2. AGREE to enter into a contract with Ertech to undertake civil construction works to the Marmion Avenue Intersection for a lump sum value of \$2,497,601 (excl GST), subject to the following matters being resolved to the absolute discretion of the TPRC:-**
  - a) Finalisation of a source for the continuous supply of construction water for the duration of the works;**
  - b) Agreement of a suitable location of a site compound;**
  - c) Confirmation from the Water Corporation of timing of the shutdown period for the 700mm Dia Water Distribution Main; and**
  - d) Completion of all underground service relocation works by Optus, Telstra and Atco Gas.**
- 3. AUTHORISE the Chairman and CEO to sign and affix the TPRC common seal to the Contracts.**

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

#### **9.16 APPOINTMENT OF COMMITTEE MEMBER – MANAGEMENT COMMITTEE**

The Chairman called for nominations from elected members to replace Cr Eleni Evangel on the Management Committee.

The Chairman advised that the following nominations had been received:

- Cr Frank Cvitan (nominated by Cr R Willox, seconded by Cr T Tyzack)

As no further nominations were received, Cr Frank Cvitan accepted the nomination and was appointed the new member of the Management Committee.

Moved Cr R Willox, Seconded Cr T Tyzack

[The recommendation in the agenda]

**In accordance with the provisions of the Local Government Act 1995, the following Council member is elected to the Management Committee to replace Cr Eleni Evangel:**

**Members:**

1. Cr Corinne MacRae
2. Cr Geoff Amphlett
3. Cr Giovanni Italiano
4. Cr Rod Willox
5. Cr Alannah MacTiernan
6. Cr Dianne Guise
7. Cr Frank Cvitan

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

#### **9.17 EARTHWORKS AND SUBDIVISION WORKS - FIXED RATES TENDER**

Moved Cr T McLean, Seconded Cr F Cvitan

1. **ACCEPT the tender (05/2013 Earthworks and Subdivision Works) submitted by R J Vincent for the following;**
  - a. **Stage 8 Subdivision Civil Works for the lump sum value of \$2,596,625.26, excluding GST, subject to obtaining the necessary statutory approvals.**
  - b. **Earthworks and Subdivision Works - fixed rates contract for the award of further stages of work for a period of two years until April, 2015, with an option to extend it a further 12 months to April 2016 at the absolute discretion of the TPRC.**
2. **APPROVE the Award of further stages of works during the term of this contract will be at the absolute discretion of the TPRC and subject to;**
  - a. **Approval of lump sum, in accordance with the tendered rates, contracts by the Council,**
  - b. **Market conditions and Sales Rates,**

c. Ongoing satisfactory performance of the contractor, during the execution of each separable portion of the contract.

3. AUTHORISE the Chairman and the CEO to sign and affix the TPRC common seal to the Contracts.

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

**9.18 SUBMISSION ON THE METROPOLITAN LOCAL GOVERNMENT REVIEW PANEL REPORT (MLGRPR)**

Moved Cr G Amphlett, Seconded Cr R Willox

**That the Council AGREE to lodge a submission on the Metropolitan Local Government Review Panel Report (MLGRPR) opposing Recommendation 11 in accordance with the Draft Submission, dated 19 April 2013, attached in Appendix 9.18.**

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

The Chairman took the confidential recommendations as read for the following items:

Item 9.6: Development Managers Agreement – Development Manager Appointment to Stage 2

Item 9.7: GST Status TPRC Project

Item 9.8: Lot 1 Neerabup Road Built Form Partnering Tender

**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 9.6: Development Managers Agreement – Development Manager Appointment to Stage 2

Item 9.7: GST Status TPRC Project

Item 9.8: Lot 1 Neerabup Road Built Form Partnering Tender

**14. GENERAL BUSINESS**

Mr Nigel Satterley (Satterley Property Group) provided an update on the number of lots settled to date this month.

The Chairman thanked Mr Justin Crooks (Satterley Property Group) for his contribution to the project and welcomed Mr Brenton Dowding as his replacement.

**15. FORMAL CLOSURE OF MEETING**

The Chairman declared the meeting closed at 7.17pm.

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

SIGNED this ..... day of ..... 2013

as a true record of proceedings.

\_\_\_\_\_  
CHAIRMAN