



# **Ordinary Meeting of Council**

# **Minutes**

**Thursday 21 February 2019, 6:00pm**  
**Town of Cambridge**  
**1 Bold Park Drive, Floreat**

Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo  
Towns of Cambridge and Victoria Park

**TABLE OF CONTENTS**

MEMBERSHIP.....	3
1. OFFICIAL OPENING.....	5
DISCLOSURE OF INTERESTS .....	5
2. PUBLIC STATEMENT/QUESTION TIME .....	5
3. APOLOGIES AND LEAVE OF ABSENCE .....	5
4. PETITIONS .....	5
5. CONFIRMATION OF MINUTES.....	5
5A. BUSINESS ARISING FROM MINUTES .....	5
6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION) .....	5
7. MATTERS FOR WHICH MEETING MAY BE CLOSED .....	5
8. REPORTS OF COMMITTEES.....	6
9.1 BUSINESS REPORT – PERIOD ENDING 14 FEBRUARY 2019 .....	6
9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF NOVEMBER & DECEMBER 2018 .....	6
9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF NOVEMBER & DECEMBER 2018.....	6
9.4 PROJECT FINANCIAL REPORT – DECEMBER 2018.....	7
9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 14 FEBRUARY 2019 .....	7
9.10 PROPOSED REPRICING OF LOTS .....	7
9.6 TPRC BUDGET FYE 2019 – MID-YEAR REVIEW .....	8
9.7 LOCAL GOVERNMENT COMPLIANCE AUDIT FOR YEAR ENDED 31 DECEMBER 2018 .....	8
9.8 SALE OF CATALINA CENTRAL SALES OFFICE .....	8
9.9 PROPOSED CONSTRUCTION AND PRICING OF STAGE 26 – CATALINA BEACH	9
10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN.....	10
11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN .....	10
12. URGENT BUSINESS APPROVED BY THE CHAIRMAN .....	10
13. MATTERS BEHIND CLOSED DOORS .....	10
14. GENERAL BUSINESS .....	10
15. FORMAL CLOSURE OF MEETING.....	10

## MEMBERSHIP

<b>OWNER COUNCIL</b>	<b>MEMBER</b>	<b>ALTERNATE MEMBER</b>
Town of Cambridge	Cr Andres Timmermanis	Cr Jo McAllister
City of Joondalup	Cr John Chester Cr Nige Jones	Cr Sophie Dwyer Cr Christine Hamilton-Prime
City of Perth	Cmr Andrew Hammond	Cr Gaye McMath
City of Stirling	Cr Karen Caddy Cr Joe Ferrante Cr Giovanni Italiano (CHAIRMAN) Cr Bianca Sandri	Cr Suzanne Migdale
Town of Victoria Park	Cr Claire Anderson	Cr Ronhhda Potter
City of Vincent	Mayor Emma Cole	Cr Jimmy Murphy
City of Wanneroo	Cr Samantha Fenn Cr Brett Treby (DEPUTY CHAIRMAN)	Cr Sonet Coetzee Cr Domenic Zappa

**PRESENT**

<b>Chairman</b>	Cr Giovanni Italiano
<b>Councillors</b>	Cr Claire Anderson Cr Karen Caddy Cr Emma Cole Cr Samantha Fenn Cmr Andrew Hammond (arrived 6:09pm) Cr Nige Jones Cr Bianca Sandri Cr Andres Timmermanis Cr Brett Treby
<b>Alternate Members</b>	Cr Phillipa Taylor
<b>Staff</b>	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie Wesolowski (Executive Assistant)
<b>Apologies Councillors</b>	Cr John Chester Cr Joe Ferrante
<b>Leave of Absence</b>	Nil
<b>Absent</b>	Nil
<b>Consultants</b>	Mr Nigel Satterley (Satterley Property Group) Mr Carl Buckley (Satterley Property Group) Mr Brenton Downing (Satterley Property Group) Ms Julia Nelson (Satterley Property Group) Ms Dominique Rain (Satterley Property Group)
<b>Apologies Participant Councils' Advisers</b>	Mr Daniel Simms (City of Wanneroo) Mr Murray Jorgensen (City of Perth) Mr Stuart Jardine (City of Stirling) Mr Anthony Vuleta (Town of Victoria Park)
<b>In Attendance</b>	Mr John Giorgi (Town of Cambridge) Mr Garry Hunt (City of Joondalup)
<b>Participant Councils' Advisers</b>	Mr Ross Povey (City of Stirling) Mr David MacLennan (City of Vincent)
<b>Members of the Public</b>	Nil
<b>Press</b>	Nil

**1. OFFICIAL OPENING**

The Chairman declared the meeting open at 6:06pm and welcomed Councillors to the Tamala Park Regional Council meeting. The Chairman welcomed Cr Taylor – Alternative Member for Cr Chester to the TPRC meeting.

**DISCLOSURE OF INTERESTS**

Nil

**2. PUBLIC STATEMENT/QUESTION TIME**

Nil

**3. APOLOGIES AND LEAVE OF ABSENCE**

Cr John Chester and Cr Joe Ferrante

**4. PETITIONS**

Nil

**5. CONFIRMATION OF MINUTES**

*Ordinary Meeting of Council – 6 December 2018*

Moved Cr Caddy, Seconded Cr Sandri.

**That the minutes of the Ordinary Meeting of Council of 6 December 2018 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.**

The Motion was put and declared CARRIED (9/0). Abstained - Cr Taylor.

**5A. 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

Audit Committee Meeting – 7 February 2019

*Cr Ferrante – Chairman, Audit Committee was absent so Cr Italiano advised that the Committee considered a number of Items listed in this Agenda.*

CEO Performance Review Committee Meeting – 13 February 2019

*Cr Jones – Chairman, CEO Performance Review Committee Meeting advised that the Committee had discussed a number of options and were seeking legal advice before reporting to Council.*

Cmr Hammond arrived during this item (6:09pm).

### 9.1 BUSINESS REPORT – PERIOD ENDING 14 FEBRUARY 2019

Moved Cr Jones, Seconded Cr Fenn.

[The recommendation in the agenda]

**That the Council RECEIVES the Business Report to 14 February 2019.**

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

### 9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF NOVEMBER & DECEMBER 2018

Moved Cr Jones, Seconded Cr Caddy.

[The recommendation in the agenda]

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

- **30 November 2018; and**
- **31 December 2018.**

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

### 9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF NOVEMBER & DECEMBER 2018

Moved Cr Fenn, Seconded Cr Anderson.

[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 November and December 2018:**

- **Month ending 30 November 2018 (Total \$376,028.92)**
- **Month ending 31 December 2018 (Total \$2,621,469.31)**
- **Total Paid - \$2,997,498.23**

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

#### **9.4 PROJECT FINANCIAL REPORT – DECEMBER 2018**

Moved Cr Treby, Seconded Cr Jones.

[The recommendation in the agenda]

**That the Council RECEIVES the Project Financial Report (December 2018) submitted by the Satterley Property Group.**

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

#### **9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 14 FEBRUARY 2019**

Moved Cr Caddy, Seconded Cr Sandri.

[The recommendation in the agenda]

**That the Council RECEIVES the Sales and Settlement Report to 14 February 2019.**

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

At the request of Cr Caddy the Chairman agreed to bring forward consideration of Item 9.10.

#### **9.10 PROPOSED REPRICING OF LOTS**

[The recommendation in the agenda]

That the Council:

1. RECEIVES the recommended repricing of all lots listed on the market for sale (dated 5 February 2019), prepared by the Satterley Property Group.
2. APPROVES the lot prices for currently released lots in accordance with Council's approved pricing practice, as detailed in Schedule 1 (dated 7 February 2019), attached at Appendix 9.10.

Moved Cr Caddy, Seconded Cr Timmermanis.

[An Alternative recommendation]

**That the Council:**

1. RECEIVES the recommended repricing of all lots listed on the market for sale (dated 5 February 2019), prepared by the Satterley Property Group.
2. APPROVES the lot prices for currently released lots in accordance with Satterley Property Group's recommendation, as detailed in Satterley Property Group correspondence (dated 5 February 2019), attached at Appendix 9.10.

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

#### **9.6 TPRC BUDGET FYE 2019 – MID-YEAR REVIEW**

[The recommendation in the agenda]

That the Council ADOPTS the Budget Review with the variations for the period 1 July 2018 to 30 June 2019 as detailed in the Budget Analysis Worksheet attached to Appendix 9.6.

Moved Cr Caddy, Seconded Cr Jones.

[An Alternative recommendation]

**That the Council ADOPTS the Budget Review with the variations for the period 1 July 2018 to 30 June 2019 as detailed in the Budget Analysis Worksheet attached to Appendix 9.6, subject to Proceeds Sales of Lots being adjusted in accordance with the lot repricing approved by Council under Item 9.10 PROPOSED REPRICING OF LOTS.**

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

#### **9.7 LOCAL GOVERNMENT COMPLIANCE AUDIT FOR YEAR ENDED 31 DECEMBER 2018**

Moved Cr Sandri, Seconded Cmr Hammond.

[The recommendation in the agenda]

**That the Compliance Audit Return for the TPRC for the year ended 31 December 2018 be ADOPTED, RECORDED in the minutes, CERTIFIED and SUBMITTED to the Director General of the Department of Local Government, Sport and Cultural Industries, in accordance with the Local Government Act and Regulations.**

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

#### **9.8 SALE OF CATALINA CENTRAL SALES OFFICE**

Moved Cr Sandri, Seconded Cr Treby.

[The recommendation in the agenda]

**That the Council:**

- 1. RECEIVES the recommended sales strategy and sale price for the Catalina Central Sales Office, prepared by Satterley Property Group.**
- 2. APPROVES the listing of the Catalina Central Sales Office (Lot 170) with the Satterley Property Group at a sale price of \$530,000 in accordance with the Public Release procedure of the Lot Sale and Release Strategy.**
- 3. DELEGATES to the CEO authority to negotiate a price for the sale of the Catalina Central Sales Office between \$510,000 - \$530,000.**



The Chairman put the Recommendations separately.

1. **RECEIVES the recommended sales strategy and sale price for the Catalina Central Sales Office, prepared by Satterley Property Group.**

Recommendation 1 was put and declared CARRIED (11/0).

2. **APPROVES the listing of the Catalina Central Sales Office (Lot 170) with the Satterley Property Group at a sale price of \$530,000 in accordance with the Public Release procedure of the Lot Sale and Release Strategy.**

Recommendation 2 was put and declared CARRIED (10/1).

**For:** Cr Anderson, Cr Caddy, Cr Cole, Cr Fenn, Cmr Hammond, Cr Italiano, Cr Jones, Cr Taylor, Cr Timmermanis and Cr Treby.

**Against:** Cr Sandri

3. **DELEGATES to the CEO authority to negotiate a price for the sale of the Catalina Central Sales Office between \$510,000 - \$530,000.**

Recommendation 3 was put and declared CARRIED BY ABSOLUTE MAJORITY (11/0).

## 9.9 PROPOSED CONSTRUCTION AND PRICING OF STAGE 26 – CATALINA BEACH

Moved Cr Caddy, Seconded Cr Anderson.

[The recommendation in the agenda]

That the Council:

1. RECEIVES the Satterley Property Group advice (dated 30 January 2019) on the construction and lot pricing of Stage 26.
2. APPROVES the award of a contract to RJ Vincent to a value of \$1,519,349 for the civil construction of Stage 26 in Catalina Beach.
3. APPROVES the lot pricing and release of lots in Stage 26 as follows:

Stage 26A	
2107	\$312,000
2013	\$420,000
2075	\$300,000
2076	\$402,000
2077	\$400,000
2078	\$360,000
2079	\$310,000
2080	\$360,000

The Motion as amended was as follows:

**That the Council:**

- 1. RECEIVES the Satterley Property Group advice (dated 30 January 2019) on the construction and lot pricing of Stage 26.**
- 2. APPROVES the award of a contract to RJ Vincent to a value of \$1,519,349 for the civil construction of Stage 26 in Catalina Beach.**
- 3. APPROVES the lot pricing and release of lots in Stage 26 in accordance with Satterley Property Group's recommendation, as detailed in Satterley Property Group correspondence (dated 30 January 2019), attached at Appendix 9.9.**

The Motion was put and declared CARRIED (9/2)

**For:** Cr Anderson, Cr Caddy, Cr Cole, Cr Fenn, Cmr Hammond, Cr Italiano, Cr Jones, Cr Taylor and Cr Timmermanis.

**Against:** Cr Fenn and Cr Treby.

**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 advised the meeting that Mr Luke Aitken (Project Coordinator) had resigned from the TPRC to take up another position. On behalf of the Council, the Chairman thanked Mr Aitken for his contribution to the Catalina Project over nearly a five period and wished him well in his future position. The Chairman declared the meeting closed at 7:15pm.

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

SIGNED this ..... day of ..... 2019

as a true record of proceedings.

---

CHAIRMAN