



Ordinary Meeting of Council

Thursday 17 October 2024

MINUTES

City of Stirling, 25 Cedric Street, Stirling

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

TABLE OF CONTENTS

MEMBERSHIP	4
PRELIMINARIES.....	6
1. OFFICIAL OPENING.....	6
2. APOLOGIES AND LEAVE OF ABSENCE.....	6
3. DISCLOSURE OF INTERESTS	6
4. PUBLIC STATEMENT/QUESTION TIME	6
5. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION).....	6
6. PETITIONS	6
7. CONFIRMATION OF MINUTES.....	6
8. BUSINESS ARISING FROM MINUTES	6
9. ADMINISTRATION REPORTS AS PRESENTED	7
9.1 BUSINESS REPORT – PERIOD ENDING 30 SEPTEMBER 2024.....	7
9.2 STATEMENT OF FINANCIAL ACTIVITY FOR AUGUST 2024	7
9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR AUGUST 2024	7
9.4 PROJECT FINANCIAL REPORT – JULY 2024.....	8
9.5 PROJECT FINANCIAL REPORT – AUGUST 2024.....	8
9.6 SALES AND SETTLEMENT REPORT – PERIOD ENDING 30 SEPTEMBER 2024	8
9.7 REVIEW OF PURCHASER TERMS, CONDITIONS AND INCENTIVES.....	8
9.8 COUNCIL MEETING SCHEDULE 2025.....	9
9.9 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR SEPTEMBER 2024	10
9.10 LATE ITEM - STATEMENT OF FINANCIAL ACTIVITY FOR SEPTEMBER 2024.....	10
9.11 LATE ITEM - CEO PERFORMANCE REVIEW	10
9.12 LATE ITEM - POTENTIAL IMPACTS AND IMPLICATIONS OF MINDARIE REGIONAL COUNCIL’S OPERATIONS ON CATALINA REGIONAL COUNCIL	11
10. COMMITTEE REPORTS.....	12
AUDIT and RISK COMMITTEE (8 OCTOBER 2024).....	12
10.1 REVIEW OF THE AUDITOR’S REPORT FOR FINANCIAL YEAR ENDED JUNE 2024..	12
10.2 CRC ANNUAL FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2024	12
10.3 REVIEW OF INVESTMENT POLICY	13
10.4 REVIEW OF DELEGATION OF AUTHORITY REGISTER – OCTOBER 2024.....	13
11. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN	13
12. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN	13
13. URGENT BUSINESS APPROVED BY THE CHAIR.....	13

14. GENERAL BUSINESS 13

15. DECISION TO MOVE TO CONFIDENTIAL SESSION 14

15.1 CONFIDENTIAL: EXPRESSION OF INTEREST – SALE OF LOT 2401 PORTOFINO
PROMENADE, MINDARIE – BEACH COMMERCIAL SITE (05/2024)..... 14

16. FORMAL CLOSURE OF MEETING 15

MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Jane Cutler	Cr Michael Le Page
City of Joondalup	Cr John Chester Cr Lewis Hutton	Cr Russ Fishwick Cr Phillip Vinciullo
City of Perth	Cr Raj Doshi	Cr Viktor Ko
City of Stirling	Cr Tony Krsticevic Cr David Lagan Cr Suzanne Migdale Cr Karlo Perkov	Cr Teresa Olow Cr Rob Paparde
Town of Victoria Park	Cr Claire Anderson	Cr Bronwyn Ife
City of Vincent	Cr Ashley Wallace	Cr Suzanne Worner
City of Wanneroo	Cr Helen Berry Cr Sonet Coetzee	Cr Eman Seif

Representatives from the Satterley Property Group will be in attendance at the meeting.

PRESENT

Chair	Cr Tony Krsticevic
Councillors	Cr Claire Anderson Cr Helen Berry Cr John Chester Cr Jane Cutler Cr Raj Doshi Cr Lewis Hutton Cr David Lagan Cr Karlo Perkov Cr Ashley Wallace
Alternate Members	Nil
Staff	Mr Chris Adams (Chief Executive Officer) Mr Simon O'Sullivan (Project Manager)
Apologies Councillors	Cr Sonet Coetzee Cr Suzanne Migdale
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Drew Tomkins (Satterley Property Group)
Apologies Participant Councils' Advisers	Mr David MacLennan (City of Vincent) Mr Bill Parker (City of Wanneroo) Mr James Pearson (City of Joondalup) Ms Michelle Reynolds (City of Perth) Mr Kelton Hincks (Town of Cambridge) Mr Duncan Olde (Town of Victoria Park)
In Attendance Participant Councils' Advisers	Mr Stevan Rodic (City of Stirling)
Members of the Public	Nil
Press	Nil

PRELIMINARIES

1. OFFICIAL OPENING

The Chair declared the meeting open at 6:00pm.

2. APOLOGIES AND LEAVE OF ABSENCE

Apologies: Councillors Sonet Coetzee and Suzanne Migdale.

3. DISCLOSURE OF INTERESTS

Nil

4. PUBLIC STATEMENT/QUESTION TIME

Nil

5. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)

Nil

6. PETITIONS

Nil

7. CONFIRMATION OF MINUTES

Moved Cr Perkov, Seconded Cr Doshi.

That the minutes of the Ordinary Meeting of Council of 15 August 2024 and the Special Meeting of Council of 19 September 2024 be CONFIRMED as true and accurate records of proceedings.

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

8. BUSINESS ARISING FROM MINUTES

Nil

9. ADMINISTRATION REPORTS AS PRESENTED

9.1 BUSINESS REPORT – PERIOD ENDING 30 SEPTEMBER 2024

Moved Cr Chester, Seconded Cr Wallace.

That the Council RECEIVES the Business Report for the period ending 30 September 2024.

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

9.2 STATEMENT OF FINANCIAL ACTIVITY FOR AUGUST 2024

Moved Cr Cutler, Seconded Cr Hutton.

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 31 August 2024.

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR AUGUST 2024

Moved Cr Cutler, Seconded Cr Hutton.

That the Council:

- 1. RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for August 2024 - \$2,214,259.51.**
- 2. APPROVES the Credit Card Statement for August 2024.**

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

9.4 PROJECT FINANCIAL REPORT – JULY 2024

Moved Cr Cutler, Seconded Cr Hutton.

That the Council RECEIVES the Project Financial Report (July 2024) submitted by the Satterley Property Group.

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

9.5 PROJECT FINANCIAL REPORT – AUGUST 2024

Moved Cr Cutler, Seconded Cr Hutton.

That the Council RECEIVES the Project Financial Report (August 2024) submitted by the Satterley Property Group.

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

9.6 SALES AND SETTLEMENT REPORT – PERIOD ENDING 30 SEPTEMBER 2024

Moved Cr Cutler, Seconded Cr Hutton.

That the Council RECEIVES the Sales and Settlement Report for the period ending 30 September 2024.

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

9.7 REVIEW OF PURCHASER TERMS, CONDITIONS AND INCENTIVES

Moved Cr Cutler, Seconded Cr Hutton.

That the Council AMENDS the Purchaser Terms, Conditions and Incentives approved at its meeting of 15 August 2024 for public release lots in Catalina Green for the period August 2024 to 31 December 2025 by increasing the value of the rebate paid for all buyers who install a minimum 3.0KW capacity photovoltaic solar power system from \$2,000 to \$3,000, with an additional \$1,000 rebate paid where the system includes integrated battery storage.

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

9.8 COUNCIL MEETING SCHEDULE 2025

Moved Cr Cutler, Seconded Cr Hutton.

That the Council:

1. ADOPT the CRC Ordinary Council Meetings for 2025 as follows:

- **20 February 2025** **City of Stirling** **6pm start**
- **17 April 2025** **City of Stirling** **6pm start**
- **19 June 2025** **City of Stirling** **6pm start**
- **21 August 2025** **City of Stirling** **6pm start**
- **16 October 2025** **City of Stirling** **6pm start**
- **11 December 2025** **City of Stirling** **6pm start**

2. HOST CRC Strategic Project Advisory Meetings at 5:00pm prior to Ordinary Council Meetings noting that:

- **The Advisory Meetings are not formal meetings of the CRC under the provisions of S5.8 of the *Local Government Act 1995*.**
- **The intent/purpose of the Advisory Meetings is to:**
 - **Receive updates on key project matters including the development of special sites, land access and approval matters, land, and housing market conditions and/or other matters of relevance to the strategic direction of the CRC.**
 - **Workshop strategies/options related to land release, staging and development of the CRC land estate.**
 - **Review opportunities for innovation and best practice in line with the CRC's Strategic Community Plan Objectives of Built Environment, Natural Environment, Social Development, Economic Development and Governance and Corporate Accountability.**
- **All CRC Councillors are invited to attend Advisory Meetings.**
- **The CRC Strategic Project Advisory meetings will have no Delegated Authority to make any decision/s on behalf of the CRC Council.**

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

9.9 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR SEPTEMBER 2024

Moved Cr Cutler, Seconded Cr Hutton.

That the Council:

- 1. RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for September 2024 - \$5,004,195.79.**
- 2. APPROVES the Credit Card Statement for September 2024.**

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

9.10 LATE ITEM: STATEMENT OF FINANCIAL ACTIVITY FOR SEPTEMBER 2024

Moved Cr Cutler, Seconded Cr Hutton.

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 30 September 2024.

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

9.11 LATE ITEM: CEO PERFORMANCE REVIEW

Moved Cr Cutler, Seconded Cr Doshi.

- 1. That the Council ENDORSES the Catalina Regional Council Chief Executive Officer's Performance Review as outlined in Attachment 1.**
- 2. That the Council ENDORSES the CEO Performance Review Key Performance Indicators for the period 19 September 2024 to 18 September 2025 as outlined in Attachment 2.**
- 3. That the Council AGREES to an increase to the Catalina Regional Council CEO's remuneration by 4% as of 12 September 2024 with the superannuation contribution increasing by 0.5% to 11.5%.**
- 4. That the Chair of Catalina Regional Council ADVISES the CEO of the outcome of this review.**

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

9.12 LATE ITEM: POTENTIAL IMPACTS AND IMPLICATIONS OF MINDARIE REGIONAL COUNCIL'S OPERATIONS ON CATALINA REGIONAL COUNCIL

Moved Cr Cutler, Seconded Cr Perkov.

[The recommendation in the agenda]

That the Council:

1. NOTES the issues that the Mindarie Regional Council (MRC) has recently been having in relation to odour management and the associated impacts and concerns that these issues are having on Catalina Estate residents.
2. CONTINUES to actively engage with MRC on issues that have the potential to adversely affect Catalina residents and the CRC.
3. CONTINUES to monitor if the MRC's operational activities are having an impact on the CRC's ability to achieve its purpose and objectives.
4. REQUESTS that the CEO prepares report/s to the December Ordinary Meeting of Council that:
 - Review the current provisions contained within the CRC land sales contract templates with the aim of increasing the resources/information available to prospective buyers in relation to the Tamala Park Tip facility.
 - Review and update the CRC Risk register to reflect the Catalina Estate residents' concerns/issues relating to the operation of the MRC's Tamala Park facility.

The Motion as amended was as follows:

That the Council:

1. **NOTES the issues that the Mindarie Regional Council (MRC) has recently been having in relation to odour management and the associated impacts and concerns that these issues are having on Catalina Estate residents.**
2. **CONTINUES to actively engage with the MRC on issues that have the potential to adversely affect Catalina residents and the CRC.**
3. **CONTINUES to monitor if the MRC's operational activities are having an impact on the CRC's ability to achieve its purpose and objectives.**
4. **REQUESTS that the CEO prepares report/s to the December Ordinary Meeting of Council that:**

- **Review the current provisions contained within the CRC land sales contract templates with the aim of increasing the resources/information available to prospective buyers in relation to the Tamala Park Tip facility.**
- **Review and update the CRC Risk register to reflect the Catalina Estate residents' concerns/issues relating to the operation of the MRC's Tamala Park facility.**
- **Outline potential advocacy positions that the CRC may take in relation to the MRC's Tamala Park facility.**

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Perkov and Wallace.

Against: Councillor Lagan.

Reason for Change: Councillors added an additional dot point to Item 4 of the recommendation as they indicated that they would like to consider advocacy options on this matter.

10. COMMITTEE REPORTS

AUDIT and RISK COMMITTEE (8 OCTOBER 2024)

10.1 REVIEW OF THE AUDITOR'S REPORT FOR FINANCIAL YEAR ENDED JUNE 2024

Moved Cr Perkov, Seconded Cr Anderson.

That the Council:

1. **RECEIVES the Auditor's Report for the financial year ended 30 June 2024.**
2. **NOTES that the Council's Auditor (Nexia Australia) met with the Audit and Risk Committee at its meeting of 8 October 2024 to discharge the statutory obligation to meet with the Local Government at least once per annum.**

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

10.2 CRC ANNUAL FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2024

Moved Cr Perkov, Seconded Cr Anderson.

That the Council RECEIVES the Annual Financial Report for the year ended 30 June 2024 and that it be INCLUDED in the Annual Report.

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

10.3 REVIEW OF INVESTMENT POLICY

Moved Cr Perkov, Seconded Cr Anderson.

That the Council APPROVES the Investment Policy (October 2024).

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

10.4 REVIEW OF DELEGATION OF AUTHORITY REGISTER – OCTOBER 2024

Moved Cr Lagan, Seconded Cr Chester.

That the Council APPROVES the Delegation of Authority Register (October 2024).

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

11. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

12. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

13. URGENT BUSINESS APPROVED BY THE CHAIR

Nil

14. GENERAL BUSINESS

Nil

15. DECISION TO MOVE TO CONFIDENTIAL SESSION

Moved Cr Lagan, Seconded Cr Berry.

That Item 15.1 – Expression of Interest – Sale of Lot 2401 Portofino Promenade, Mindarie – Beach Commercial Site be **CONSIDERED Behind Closed Doors** in accordance with Sections 5.23 of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

- c) *A contract entered into, or which may be entered into, by the CRC and which relates to a matter to be discussed at a meeting (section 5.23(2)(c)); and*
- e) *A matter that if disclosed, would reveal –*
 - i. Information that has a commercial value to a person; or*
 - ii. Information about the business, professional, commercial, or financial affairs of a person where the information is held by, or is about, a person other than the CRC (section 5.23(2)(e)).*

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

At 6:43pm the meeting was closed to the public, and all attendees who were not required left the meeting prior to consideration of Item 15.1.

15.1 **CONFIDENTIAL:** EXPRESSION OF INTEREST – SALE OF LOT 2401 PORTOFINO PROMENADE, MINDARIE – BEACH COMMERCIAL SITE (05/2024)

Moved Cr Cutler, Seconder Cr Chester.

That the Council:

1. **PROCEEDS** with the confidential recommendation as outlined in the Confidential Agenda.
2. **RESOLVES** that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act 1995*.

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

Moved Cr Cutler, Seconded Cr Perkov.

That the meeting be REOPENED to the public.

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

For: Councillors Anderson, Berry, Chester, Cutler, Doshi, Hutton, Krsticevic, Lagan, Perkov and Wallace.

Against: Nil.

16. FORMAL CLOSURE OF MEETING

The Chair declared the meeting closed at 6:45pm.