



# Ordinary Meeting of Council

Thursday 5 December 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*

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**MEMBERSHIP**

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

## PRESENT

<b>Chair</b>	Cr Tony Krsticevic
<b>Councillors</b>	Cr Claire Anderson Cr Helen Berry Cr John Chester Cr Jane Cutler Cr Raj Doshi (arrived 6:08pm) Cr Lewis Hutton (arrived 6:04pm) Cr David Lagan Cr Suzanne Migdale Cr Karlo Perkov Cr Ashley Wallace Cr Eman Seif - alternate for Cr Coetzee (arrived 6:03pm)
<b>Alternate Members</b>	Nil
<b>Staff</b>	Mr Chris Adams (Chief Executive Officer) Mr Simon O'Sullivan (Project Manager) Ms Vickie Wesolowski (EA/Office Manager)
<b>Apologies Councillors</b>	Cr Sonet Coetzee
<b>Leave of Absence</b>	Nil
<b>Absent</b>	Nil
<b>Consultants</b>	Nil
<b>Apologies Participant Councils' Advisers</b>	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)
<b>In Attendance Participant Councils' Advisers</b>	Mr Stevan Rodic (City of Stirling)
<b>Members of the Public</b>	Nil
<b>Press</b>	Nil

## **PRELIMINARIES**

### **1. OFFICIAL OPENING**

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

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

**Apologies:** Cr Sonet Coetzee

### **3. DISCLOSURE OF INTERESTS**

Cr Krsticevic declared an impartial interest in Item 9.10 (EOI – Sale of Lot 2138) as some of the directors are known to him.

Cr Lewis Hutton declared an impartial interest in Item 9.11 (Management of CRC's interface with MRC's Tip Facility) because he has been working with Catalina residents regarding this matter.

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

Nil

### **5. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)**

Nil

### **6. PETITIONS**

Nil

### **7. CONFIRMATION OF MINUTES**

Moved Cr Cutler, Seconded Cr Perkov.

Recommendation in the Agenda:

That the minutes of the Ordinary Meeting of Council of 17 October 2024 be CONFIRMED as a true and accurate record of proceedings with the following amendment: Cr Hutton declared an impartial interest in Item 9.12 (Potential Impacts and Implications of MRC Operations on CRC) because he has been working with Catalina residents regarding this matter and Cr Krsticevic declared an impartial interest in Item 15.1 (EOI - Sale of Lot 2401) because some of the directors are known to him.

The recommendation as amended:

**That the minutes of the Ordinary Meeting of Council of 17 October 2024 be CONFIRMED as a true and accurate record of proceedings with the following amendment: Cr Hutton declared an impartial interest in Item 9.12 (Potential Impacts and Implications of MRC Operations on CRC) because he has been working with Catalina residents regarding this matter and Cr Krsticevic declared an impartial interest in Item 15.1 (EOI - Sale of Lot 2401) because some of the directors are known to him.**

Reason for amendment:

The two declarations of impartial interest were omitted from the Minutes circulated after the October 2024 OCM.

The Motion was put and declared CARRIED (9/0).

**For:** Councillors Anderson, Berry, Chester, Cutler, Krsticevic, Lagan, Migdale, Perkov and Wallace.

**Against:** Nil.

Cr Seif arrived 6:03pm.

## **8. BUSINESS ARISING FROM MINUTES**

Nil

Cr Hutton arrived 6:04pm.

## **9. ADMINISTRATION REPORTS AS PRESENTED**

### **9.1 BUSINESS REPORT – PERIOD ENDING 31 OCTOBER 2024**

Moved Cr Chester, Seconded Cr Migdale.

**That the Council RECEIVES the Business Report for the period ending 31 October 2024.**

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

**For:** Councillors Anderson, Berry, Chester, Cutler, Krsticevic, Hutton, Lagan, Migdale, Perkov, Seif and Wallace.

**Against:** Nil.

### **9.2 STATEMENT OF FINANCIAL ACTIVITY FOR OCTOBER 2024**

Moved Cr Perkov, Seconded Cr Berry.

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

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

**For:** Councillors Anderson, Berry, Chester, Cutler, Krsticevic, Hutton, Lagan, Migdale, Perkov, Seif and Wallace.

**Against:** Nil.

### **9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR OCTOBER 2024**

Moved Cr Perkov, Seconded Cr Berry.

**That the Council:**

**1. RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for October 2024 - \$4,833,625.37.**

**2. APPROVES the Credit Card Statement for October 2024.**

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

**For:** Councillors Anderson, Berry, Chester, Cutler, Krsticevic, Hutton, Lagan, Migdale, Perkov, Seif and Wallace.

**Against:** Nil.

### **9.4 PROJECT FINANCIAL REPORT – SEPTEMBER 2024**

Moved Cr Chester, Seconded Cr Wallace.

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

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

**For:** Councillors Anderson, Berry, Chester, Cutler, Krsticevic, Hutton, Lagan, Migdale, Perkov, Seif and Wallace.

**Against:** Nil.

Cr Doshi arrived 6:08pm.

### **9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 31 OCTOBER 2024**

Moved Cr Chester, Seconded Cr Berry.

**That the Council RECEIVES the Sales and Settlement Report for the period ending 31 October 2024.**



The Motion was put and declared CARRIED (12/0).

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

**Against:** Nil.

## 9.6 ANNUAL REPORT FOR YEAR ENDING 30 JUNE 2024

Moved Cr Lagan, Seconded Cr Migdale.

The recommendation in the Agenda:

That the Council ADOPTS the Annual Report of the Catalina Regional Council for the FYE 2024.

The recommendation as amended:

**That the Council ADOPTS the Annual Report of the Catalina Regional Council for the FYE 2024 subject to following change on page 4 of the Report:**

### **Current Wording**

**During 2023/24, the Council was able to make a \$30M distribution of profit from land sales to the member local governments, bringing the total distributed over the life of the Project to \$147M.**

### **Approved Wording**

**During 2023/24, the Council was able to make a \$30M distribution of profit from land sales to the member local governments, bringing the total distributed over the life of the Project to \$147M (to date).**

Reason for amendment:

To provide clarity to the report.

The Motion was put and declared CARRIED by ABSOLUTE MAJORITY (12/0).

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

**Against:** Nil.

## 9.7 PROJECT BUDGET FYE 2025 – MID YEAR REVIEW

Moved Cr Migdale, Seconded Cr Berry.

**That the Council ADOPTS the Mid-Year Project Budget FYE 2025 Review (as contained in the Attachments) and uses it as the basis for financial planning, including for the statutory Mid-Year CRC Budget FYE 2025 Review.**

The Motion was put and declared CARRIED by ABSOLUTE MAJORITY (12/0).

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

**Against:** Nil.

## **9.8 REVIEW OF APPOINTMENT OF ACTING AND TEMPORARY CHIEF EXECUTIVE OFFICER POLICY**

Moved Cr Perkov, Seconded Cr Berry.

**That the Council APPROVES the Appointment of Acting or Temporary Chief Executive Officer Policy (November 2024).**

The Motion was put and declared CARRIED (12/0) by exception resolution.

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

**Against:** Nil.

## **9.9 CONSIDERATION OF POTENTIAL EXPANSION OF PURPOSE/OBJECTIVE OF THE CATALINA REGIONAL COUNCIL**

Moved Cr Perkov, Seconded Cr Berry.

**That the Council NOT actively pursue the acquisition and development of land other than the land currently defined in the CRC Establishment Agreement.**

The Motion was put and declared CARRIED (12/0) by exception resolution.

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

**Against:** Nil.

## **9.10 EXPRESSION OF INTEREST – SALE OF LOT 2138 BEAUMONT CRESCENT, MINDARIE – BEACH ENTRY SOUTH SITE (06/2024)**

Moved Cr Perkov, Seconded Cr Berry.

**That the Council:**

- 1. APPROVES Realstar WA Pty Ltd as the preferred Proponent for the purchase of Lot 2138 Beaumont Crescent, Mindarie under Expression of Interest 06/2024.**
- 2. AUTHORISES the Chief Executive Officer to execute a sales contract with Realstar WA Pty Ltd for the sale of Lot 2138 Beaumont Crescent, Mindarie in accordance with the Financial Offer within its Expression of Interest submission (dated 13 November 2024) and subject to sales terms and conditions considered necessary to achieve Council objectives for the sale and development of the site.**

The Motion was put and declared CARRIED (12/0) by exception resolution.

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

**Against:** Nil.

## 9.11 MANAGEMENT OF CRC'S INTERFACE WITH MRC'S TAMALA PARK TIP FACILITY

Moved Cr Hutton, Seconded Cr Wallace.

The recommendation in the Agenda:

That the Council:

1. MODIFIES the General Acknowledgements clause within the CRC land sales contract that pertains to the Mindarie Regional Council's (MRC) waste management facility to say the following:

The Buyer acknowledges:

- The proximity of the Tamala Land Fill site to the southern boundary of Catalina Estate;
- The existence of a landfill buffer;
- That the landfill buffer area is unlikely to be developed in the near term; and
- That the operation of the land fill site may create intermittent odour issues at the purchased site.

Additional information regarding this matter is available in Annexure 9.

2. NOTES that the MRC and Department of Water and Environmental Regulation (DWER) are aware of odour concerns and are actively working on strategies and options to mitigate the prevalence of the issue in the short and longer term.

The recommendation as amended:

**That the Council:**

1. **MODIFIES the General Acknowledgements clause within the CRC land sales contract that pertains to the Mindarie Regional Council's (MRC) waste management facility to say the following:**

**The Buyer acknowledges:**

- **The proximity of the Tamala Land Fill site to the southern boundary of Catalina Estate;**
- **The existence of a landfill buffer;**
- **That the landfill buffer area is unlikely to be developed in the near term; and**
- **That the operation of the land fill site may create intermittent odour issues at the purchased site.**

**Additional information regarding this matter is available in Annexure 9.**

2. **NOTES that the MRC and Department of Water and Environmental Regulation (DWER) are aware of odour concerns and are actively working on strategies and options to mitigate the prevalence of the issue in the short and longer term.**
3. **REQUESTS the Mindarie Regional Council to investigate options to expedite the closure of the Tamala Park Landfill in a timely and orderly manner.**

Reason for amendment:

Council added an additional dot point (Dot point 3) as it wished to formally convey its view to the MRC that the CRC Council's preference is for the Tip facility to be closed as soon as practicable.

The Motion was put and declared CARRIED (12/0).

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

**Against:** Nil.

## **9.12 CATALINA GREEN SUSTAINABILITY DEMONSTRATION HOME – SPONSORSHIP ARRANGEMENTS**

Moved Cr Perkov, Seconded Cr Berry.

**That the Council NOTES the progress made with proposed sponsorship arrangements for the construction and operation of the Catalina Green Sustainability Demonstration Home as set out in the schedule contained in Confidential Appendix 9.12.**

The Motion was put and declared CARRIED (12/0) by exception resolution.

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

**Against:** Nil.

## **9.13 SALE OF LOT 2401 PORTOFINO PROMENADE, MINDARIE – CATALINA BEACH COMMERCIAL SITE – PREFERRED PROPONENT ENTITY NAME REVISION**

Moved Cr Perkov, Seconded Cr Berry.

**That the Council:**

- 1. NOTES that the Trustee for the R & A Mulé Trust was awarded preferred Proponent status for the purchase of Lot 2401 Portofino Promenade, Mindarie (EOI 05/2024).**
- 2. APPROVES the reassignment of the preferred Proponent status from the Trustee for the R & A Mulé Trust to *Torre Fazione Italia Pty Ltd as trustee for Catalina Beach Hospitality Unit Trust*.**
- 3. AUTHORISES the Chief Executive Officer to execute a contract for the sale of Lot 2401 Portofino Promenade, Mindarie with Torre Fazione Italia Pty Ltd as trustee for Catalina Beach Hospitality Unit Trust subject to sales terms and conditions considered necessary to achieve Council objectives for the sale and development of the site.**

The Motion was put and declared CARRIED (12/0) by exception resolution.

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

**Against:** Nil.

## **10. COMMITTEE REPORTS**

### **AUDIT, RISK and IMPROVEMENT COMMITTEE (28 NOVEMBER 2024)**

#### **10.1 MEETING ATTENDANCE FEES FOR INDEPENDENT COMMITTEE MEMBERS**

Moved Cr Krsticevic, Seconded Cr Perkov.

**That the Council:**

- 1. ADOPTS the maximum fee for Regional Council Independent Committee Members as set out in the Salaries and Allowances Tribunal Determination 2024.**
- 2. APPROVES the payment of the maximum fee to Independent Committee Members on the Audit, Risk and Improvement Committee.**
- 3. APPROVES the updated Audit, Risk and Improvement Committee Terms of Reference (November 2024).**
- 4. REQUESTS the CEO to undertake an expression of interest process for two suitably qualified and experienced independent members and recommend appointment to Council.**

The Motion was put and declared CARRIED (12/0) by exception resolution.

**For:** Councillors Anderson, Berry, Chester, Cutler, Doshi, Krsticevic, Hutton, Lagan, Migdale, Perkov, Seif 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**

The Chair and Deputy Chair congratulated the CRC Council and staff on a successful year and wished everyone a Merry Christmas.

## 15. DECISION TO MOVE TO CONFIDENTIAL SESSION

Moved Cr Lagan, Seconded Cr Perkov.

**That Item 15.1 Review of CRC Risk Management Framework. Be CONSIDERED Behind Closed Doors in accordance with Section 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 5.32(2)(e)).***

The Motion was put and declared CARRIED (12/0).

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

**Against:** Nil.

At 6:25pm 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:** REVIEW OF CRC RISK MANAGEMENT FRAMEWORK

Moved Cr Wallace, Seconded Cr Cutler.

**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 (12/0).

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

**Against:** Nil.

Moved Cr Migdale, Seconded Cr Lagan.

**That the meeting be REOPENED to the public.**

The Motion was put and declared CARRIED (12/0).

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

**Against:** Nil.

## **16. FORMAL CLOSURE OF MEETING**

The Chair declared the meeting closed at 6:34pm.