



Ordinary Meeting of Council

Thursday 11 December 2025

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

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Ben Mayes	Cr Susan Kennerly
City of Joondalup	Cr Lewis Hutton Cr Christopher May	Cr Russ Fishwick Cr John Raftis
City of Perth	Cr David Gonclaves	Cr Liam Gobbert
City of Stirling	Cr Tony Krsticevic Cr Suzanne Migdale Cr Teresa Olow Cr Karlo Perkov	Cr Andrea Creado
Town of Victoria Park	Cr Claire Anderson	Cr Andra Biondi
City of Vincent	Cr Alison Xamon	Cr Ashley Wallace
City of Wanneroo	Cr Sonet Coetzee Cr Glynis Parker	Cr Helen Berry Cr Hugh Nguyen

PRESENT

Chair	Cr Tony Krsticevic
Councillors	Cr Claire Anderson Cr David Goncalves Cr Lewis Hutton Cr Christopher May Cr Ben Mayes Cr Teresa Olow Cr Glynis Parker Cr Karlo Perkov Cr Alison Xamon
Alternate Members	Cr Helen Berry
Staff	Mr Chris Adams (CEO) Mr Simon O’Sullivan (Project Manager) Ms Vickie Wesolowski (EA/Office Manager)
Apologies Councillors	Cr Suzanne Migdale
Leave of Absence	Cr Sonet Coetzee
Absent	Nil
Consultants	Nil
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) Ms Lisa Clack (Town of Cambridge) Mr Carl Askew (Town of Victoria Park) Mr Stevan Rodic (City of Stirling)
In Attendance Participant Councils’ Advisers	Nil
Members of the Public	Nil
Press	Nil

PRELIMINARIES

1. OFFICIAL OPENING

The Chair declared the meeting open at 6:04pm.

2. APOLOGIES AND LEAVE OF ABSENCE

Apologies: Cr Migdale
Leave of Absence: Cr Coetzee

3. DISCLOSURE OF INTERESTS

Crs Anderson, Berry, Hutton, Krsticevic, May and Perkov declared an impartiality interest in Item 9.12 as one of the applicants is known to them.

The CEO declared a financial interest in Item 14.2 as it concerns his Contract of Employment.

4. PUBLIC STATEMENT/QUESTION TIME

Nil

5. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)

The Chair welcomed Cr Goncalves to the CRC and acknowledged the service previously provided by Cr Doshi in her role on the Council.

6. PETITIONS

Nil

7. CONFIRMATION OF MINUTES

Moved Cr Hutton, Seconded Cr Anderson.

Recommendation in the Agenda:

That the minutes of the Ordinary Meeting of Council of 16 October 2025 and the Special Meeting of Council of 13 November 2025 be CONFIRMED as true and accurate records of proceedings.

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

8. BUSINESS ARISING FROM MINUTES

Nil

9. ADMINISTRATION REPORTS AS PRESENTED

9.1 BUSINESS REPORT – PERIOD ENDING 30 NOVEMBER 2025

Moved Cr Hutton, Seconded Cr Berry.

Recommendation in the Agenda:

That the Council RECEIVES the Business Report for the period ending 30 November 2025.

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

9.2 STATEMENT OF FINANCIAL ACTIVITY FOR OCTOBER 2025

Moved Cr Mayes, Seconded Cr Hutton.

Recommendation in the Agenda:

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 31 October 2025.

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR OCTOBER 2025

Moved Cr Mayes, Seconded Cr Hutton.

Recommendation in the Agenda:

That the Council:

- 1. RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for October 2025 - \$4,342,563.41.**
- 2. APPROVES the Credit Card Statement for October 2025.**

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

9.4 PROJECT FINANCIAL REPORT – SEPTEMBER 2025

Moved Cr Mayes, Seconded Cr Hutton.

Recommendation in the Agenda:

That the Council RECEIVES the Project Financial Report (September 2025) submitted by the Satterley Property Group.

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

9.5 PROJECT FINANCIAL REPORT – OCTOBER 2025

Moved Cr Mayes, Seconded Cr Hutton.

Recommendation in the Agenda:

That the Council RECEIVES the Project Financial Report (October 2025) submitted by the Satterley Property Group.

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

9.6 SALES AND SETTLEMENT REPORT – PERIOD ENDING 30 NOVEMBER 2025

Moved Cr Mayes, Seconded Cr Hutton.

Recommendation in the Agenda:

That the Council RECEIVES the Sales and Settlement Report for the period ending 30 November 2025.

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

9.7 REVIEW OF CODE OF CONDUCT FOR ELECTED MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

Moved Cr Mayes, Seconded Cr Hutton.

Recommendation in the Agenda:

That the Council APPROVES:

- 1. The Code of Conduct for Elected Members, Committee Members and Candidates 2025; and**
- 2. The Complaint about Alleged Breach Form; Code of Conduct for Elected Members, Committee Members and Candidates.**

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

9.8 ANNUAL REPORT FOR YEAR ENDING 30 JUNE 2025

Moved Cr Perkov, Seconded Cr Parker.

Recommendation in the Agenda:

That the Council ADOPTS the Annual Report of the Catalina Regional Council for the FYE 2025.

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

9.9 PROJECT BUDGET FYE 2026 – MID YEAR REVIEW

Moved Cr Hutton, Seconded Cr Parker.

Recommendation in the Agenda:

That the Council ADOPTS the Mid-Year Project Budget FYE 2026 Review (as contained in the Attachments) and uses it as the basis for financial planning, including for the statutory Mid-Year CRC Budget FYE 2026 Review.

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

9.10 REVIEW OF PURCHASER TERMS, CONDITIONS AND INCENTIVES

Moved Cr Berry, Seconded Cr Hutton.

Recommendation in the Agenda:

That the Council:

- 1. APPROVES the following Purchaser Terms, Conditions and Incentives for remaining lots to sell in Catalina Green:**
 - (a) Use of the REIWA Offer and Acceptance Contract with Special Conditions and Annexure.**
 - (b) A \$5,000 deposit to be used in the Sales Contracts, with the exception of bona fide first home purchasers who are eligible for a lesser deposit requirement of \$2,000/lot.**
 - (c) A finance approval period of 90 days.**
 - (d) A 21-day settlement period from finance approval or the issue of titles, whichever is the later.**
 - (e) A waterwise landscaping package to the front garden.**
 - (f) A \$3,000 rebate for all homes constructed with a minimum 3.0KW capacity photovoltaic solar power system, with an additional \$1,000 rebate paid where the system includes integrated battery storage.**
 - (g) Side and rear boundary fencing (behind the building line).**
 - (h) Up to a \$1,000 rebate for all homes that include appropriate WELS rated fittings and fixtures.**
 - (i) Sales incentives (Items 1(e) – 1(h)) subject to homes being constructed in accordance with the approved applicable Design Guidelines within 24 months of settlement for single storey homes and 30 months of settlement for two storey homes.**
 - (j) Waterwise front landscaping package to also include:**
 - i. Wi-fi enabled smart meter and irrigation controller.**
 - ii. Increased number and size of included tree stock.**
 - (k) An eco-smart lifestyle bundle including:**
 - i. Heat pump hot water system (capped at \$1,500).**
 - ii. Energy efficient air-conditioning monitor or thermostat (capped at \$300).**
 - iii. Home Energy monitor (capped at \$350).**
- 2. APPROVES the following Purchaser Terms, Conditions, and Incentives for remaining lots to sell in Catalina Beach:**
 - (a) Use of the REIWA Offer and Acceptance Contract with Special Conditions and Annexure.**
 - (b) A \$5,000 deposit to be used in the Sales Contracts.**
 - (c) A finance approval period of 90 days.**
 - (d) A 21-day settlement period from finance approval or the issue of titles, whichever is the later.**

- (e) A waterwise landscaping package to the front garden.
- (f) A \$2,000 rebate for all homes constructed with a minimum 3.0KW capacity photovoltaic solar power system, with an additional \$1,000 rebate paid where the system includes integrated battery storage.
- (g) Side and rear boundary fencing (behind the building line).
- (h) Up to a \$1,000 rebate for all homes that include appropriate WELS rated fittings and fixtures.
- (i) Sales incentives (Items 2(e) – 2(h)) subject to homes being constructed in accordance with the approved applicable Design Guidelines within 24 months of settlement for single storey homes and 30 months of settlement for two storey homes.

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

9.11 CATALINA SUSTAINABLE HOME UPDATE

Moved Cr Mayes, Seconded Cr Hutton.

Recommendation in the Agenda:

That the Council RECEIVES the report on the operation of the Catalina Sustainable Home.

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

9.12 APPOINTMENT OF INDEPENDENT MEMBERS – AUDIT, RISK and IMPROVEMENT COMMITTEE

Moved Cr Perkov, Seconded Cr Hutton.

Recommendation in the Agenda:

That Council:

- 1. Appoints Jane Cutler as the Independent Chair of the Catalina Regional Council Audit Risk and Improvement Committee until 16 October 2027.**
- 2. Appoints Carmelina Fiorentino as the Independent Member/Deputy Chair of the Catalina Regional Council Audit Risk and Improvement Committee until 16 October 2027.**

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

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 CHAIR

Nil

13. GENERAL BUSINESS

Nil.

14. DECISION TO MOVE TO CONFIDENTIAL SESSION

Moved Cr Xamon, Seconded Cr Mayes.

That the Council:

Moves into Closed Session and excludes members of the press and public from the meeting of the Closed Session and access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld. This action is taken in accordance with Section 5.23 of the *Local Government Act 1995*, as item 14.1 Review of CRC Risk Management Framework deals with:

- 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)).***

and item 14.2 CEO Contract Renewal deals with:

- a) *A matter affecting an employee or employees.***

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

14.1 CONFIDENTIAL: CRC RISK MANAGEMENT FRAMEWORK

Moved Cr Parker, Seconded Cr Perkov.

Recommendation in the Agenda:

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 (11/0).

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

14.2 CONFIDENTIAL: CEO CONTRACT RENEWAL

The CEO and Project Manager left the room at 6:15pm.

Recommendation in the Agenda:

That the Council:

- 1. NOTES that the CEO's current employment contract expires on 12 September 2026 and that, in accordance with the provisions of his employment contract, he has requested a renewal of the contract.**
- 2. NOTES that the Chair of the CRC has held preliminary discussions/negotiations with the CEO regarding the terms of a potential contract renewal.**
- 3. AGREES to offer the CEO a contract extension until 16 October 2027 (approx. 13 months extension to current Expiry Date) to align with the term of the current CRC Council.**
- 4. AGREES to include a new termination provision within the CEO's Employment Contract that indicates that, in the event that CRC is wound up on or before the Expiry Date of the Contract, the CEO shall be paid:**
 - The balance of the Remuneration Package payable for the term; plus*
 - An amount equivalent to the provisions detailed in Redundancy Provision of Section 119(2) of the Fair Work Act; plus*
 - 6 additional weeks of pay.*

Moved Cr Perkov, Seconded Cr Berry.

ALTERNATE RECOMMENDATION

That the Council:

- 1. NOTES that the CEO's current employment contract expires on 12 September 2026 and that, in accordance with the provisions of his employment contract, he has requested a renewal of the contract.**

2. **NOTES** that the Chair of the CRC has held preliminary discussions/negotiations with the CEO regarding the terms of a potential contract renewal.
3. **AGREES** to offer the CEO a contract extension until 16 October 2027 (approx. 13 months extension to current Expiry Date) to align with the term of the current CRC Council.
4. **AGREES** to include a new provision within the CEO's Employment Contract that indicates that, in the event that CRC is wound up on or before the Expiry Date of the Contract, the CEO shall be paid 16 additional weeks of pay.
5. **REQUESTS** that the CEO engage a suitable legal advisor to draft the Employment Contract extension instrument and ensure the new provision complies with the requirements of the Local Government Act 1995 and regulations.
6. **AUTHORISES** the Chair of the CRC to liaise with the legal advisor in preparation of the Employment Contract extension instrument and undertake any further negotiations with the CEO if required.

Reason for Alternate Recommendation:

Post the Council report being written, advice was received from WALGA. Based on this advice Councillors supported amendments to point 4 and the addition of points 5 and 6 to the recommendation.

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

For: Councillors Anderson, Berry, Hutton, Krsticevic, Olow, Parker and Perkov.

Against: Councillors Goncalves, May, Mayes and Xamon.

Moved Cr Berry, Seconded Cr Parker.

That the meeting be REOPENED to the public.

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

For: Councillors Anderson, Berry, Goncalves, Hutton, Krsticevic, May, Mayes, Olow, Parker, Perkov and Xamon.

Against: Nil.

15. FORMAL CLOSURE OF MEETING

The Chair declared the meeting closed at 6:53pm.