



# Ordinary Meeting of Council

Thursday 15 August 2024

# MINUTES

**Meeting held electronically**

*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 Phillip Vinciullo Cr Adrian Hill
City of Perth	Cr Brent Fleeton	Cr Viktor Ko
City of Stirling	Cr Tony Krsticevic (CHAIR) Cr Suzanne Migdale (DEPUTY) Cr David Lagan 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 John Chester Cr Sonet Coetzee Cr Jane Cutler Cr Brent Fleeton Cr David Lagan Cr Suzanne Migdale Cr Karlo Perkov Cr Ashley Wallace
<b>Alternate Members</b>	Cr Phillip Vinciullo Cr Eman Seif (as observer)
<b>Staff</b>	Mr Chris Adams (Chief Executive Officer) Mr Simon O'Sullivan (Project Manager) Ms Vickie Wesolowski (Executive Assistant)
<b>Apologies Councillors</b>	Cr Helen Berry Cr Lewis Hutton
<b>Leave of Absence</b>	Nil
<b>Absent</b>	Nil
<b>Consultants</b>	Mr Drew Tomkins (Satterley Property Group)
<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 Duncan Olde (Town of Victoria Park)
<b>In Attendance Participant Councils' Advisers</b>	Mr Stevan Rodic (City of Stirling) Mr Kelton Hinks (Town of Cambridge)
<b>Members of the Public</b>	Nil
<b>Press</b>	Nil

**1. OFFICIAL OPENING**

The Chair declared the meeting open at 6:02pm.

**2. APOLOGIES AND LEAVE OF ABSENCE**

**Apologies:** Cr Berry and Cr Hutton

**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 Cutler, Seconded Cr Migdale.

**That the Council CONFIRMS and the Chair signs the minutes from the Ordinary Meeting of Council held 20 June 2024 as a true and accurate record of proceedings.**

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

**For:** Councillors Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

**8. BUSINESS ARISING FROM MINUTES**

Nil

**9. ADMINISTRATION REPORTS AS PRESENTED**

### 9.1 BUSINESS REPORT – AS AT 31 JULY 2024

Moved Cr Migdale, Seconded Cr Cutler.

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

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

**For:** Councillors Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

### 9.2 STATEMENT OF FINANCIAL ACTIVITY - JUNE 2024

Moved Cr Migdale, Seconded Cr Cutler.

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

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

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

**Against:** Nil.

### 9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED – JUNE 2024

Moved Cr Migdale, Seconded Cr Chester.

**That the Council:**

- 1. RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for June 2024 - \$20,466,451.57.**
- 2. APPROVES the Credit Card Statement for June 2024.**

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

**For:** Councillors Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

Cr Anderson joined the meeting at 6:11pm.

### 9.4 PROJECT FINANCIAL REPORT – MAY 2024

Moved Cr Perkov, Seconded Cr Cutler.

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

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

**For:** Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

## **9.5 PROJECT FINANCIAL REPORT – JUNE 2024**

Moved Cr Perkov, Seconded Cr Cutler.

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

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

**For:** Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

## **9.6 SALES AND SETTLEMENT REPORT – PERIOD ENDING 31 JULY 2024**

Moved Cr Migdale, Seconded Cr Chester.

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

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

**For:** Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

## **9.7 REVIEW OF PURCHASER TERMS, CONDITIONS, AND INCENTIVES**

Moved Cr Perkov, Seconded Cr Cutler.

**That the Council:**

**1. APPROVES the following Purchaser Terms, Conditions, and Incentives for public release lots in Catalina Estate for the period August 2024 to 31 December 2025:**

**Catalina Beach:**

- 1.1 Use of the REIWA Offer and Acceptance Contract with Special Conditions and Annexure.**
- 1.2 A \$5,000 deposit to be used in the Sales Contracts.**
- 1.3 A finance approval period of 60 days for lots.**
- 1.4 A 21-day settlement period from finance approval or the issue of titles, whichever is the later.**
- 1.5 A waterwise landscaping package to the front garden.**



- 1.6 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.
- 1.7 Side and rear boundary fencing (behind the building line).
- 1.8 A \$1,000 rebate for all homes that include appropriate WELS rated fittings and fixtures.
- 1.9 Sales incentives (Items 1.5 – 1.8) 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.

**Catalina Green:**

As for Catalina Beach, with the following additions:

- 1.10 Bona fide first home purchasers are eligible for a lesser deposit requirement of \$2,000/lot.
  - 1.11 Waterwise front landscaping package to also include:
    - 1.11.1 Wi-fi enabled smart meter and irrigation controller.
    - 1.11.2 Increased number and size of included tree stock.
  - 1.12 An eco-smart lifestyle bundle including:
    - 1.12.1 Heat pump hot water system (capped at \$1,500).
    - 1.12.2 Energy efficient air-conditioning monitor or thermostat (capped at \$300).
    - 1.12.3 Home Energy monitor (capped at \$350).
2. REQUESTS the Satterley Property Group to review the Purchaser Terms, Conditions and Incentives for Catalina and provide a report to the Council for consideration in December 2025, should there be stock remaining to sell at that time.

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

**For:** Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

## **9.8 CRC BUDGET FYE 2025**

Moved Cr Migdale, Seconded Cr Cutler.

**That the Council:**

1. ADOPTS the CRC Annual Budget FYE 2025.
2. ADOPTS 10% and \$5,000 whichever is the greater for the purposes of the reporting of material variances by Nature and Type monthly for the 2024/2025 financial year, in accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*.

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

**For:** Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

## **9.9 CATALINA REGIONAL COUNCIL CORPORATE BUSINESS PLAN 2024-2028**

Moved Cr Migdale, Seconded Cr Wallace.

**That the Council APPROVES the CRC Audit Charter (August 2024) and ADOPTS the Audit Plan 2024/2025.**

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

**For:** Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**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 INTO CONFIDENTIAL SESSION**

Moved Cr Migdale, Seconded Cr Perkov.

**That Items 14.1 Land Swap with State Government Pursuant to 2006 NPS; 14.2 Consultants Contract Arrangements – Engineering, Planning and Surveying; 14.3 Catalina Green Sustainability Demonstration Home – Building Costings, Contract Arrangements and Sponsorship Opportunities; 14.4 Annual Marketing Plan and 14.5 Review of Deliverables – Development Manager’s KPIs deal with:**

- j) 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***

- ii) ***A matter that if disclosed, would reveal a trade secret or information that has a commercial value to a person or relates to the business, professional, commercial or financial affairs of a person, where the trade secret or 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 (11/0).

**For:** Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

At 6:18pm the meeting was closed to the public, and all attendees who were not required left the meeting prior to consideration of Items 14.1, 14.2, 14.3 14.4 and 14.5.

#### **14.1 CONFIDENTIAL: LAND SWAP WITH STATE GOVERNMENT PURSUANT TO 2006 NEGOTIATED PLANNING SOLUTION**

Moved Cr Chester, Seconded Cr Migdale.

**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, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

#### **14.2 CONFIDENTIAL: CONSULTANTS CONTRACT ARRANGEMENTS – ENGINEERING, PLANNING AND SURVEYING**

Moved Cr Migdale, 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 (11/0).

**For:** Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

**14.3 CONFIDENTIAL: CATALINA GREEN SUSTAINABILITY DEMONSTRATION HOME – BUILDING COSTINGS AND CONTRACT ARRANGEMENTS AND POTENTIAL SPONSORSHIP OPPORTUNITIES**

Moved Cr Cutler, Seconded Cr Migdale.

**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, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

**14.4 CONFIDENTIAL: ANNUAL MARKETING PLAN FYE 2025**

Moved Cr Migdale, Seconded Cr Anderson.

**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, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

**14.5 CONFIDENTIAL: REVIEW OF DELIVERABLES - DEVELOPMENT MANAGER'S KEY PERFORMANCE INDICATORS**

Moved Cr Migdale, Seconded Cr Cutler.

**That the Council:**

- 3. PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.**
- 4. 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, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

Moved Cr Migdale, Seconded Cr Cutler.

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

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

**For:** Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.

**Against:** Nil.

At 6:24pm the meeting was reopened to the public.

## **15. FORMAL CLOSURE OF MEETING**

The Chair declared the meeting closed at 6:25pm.