



# Ordinary Meeting of Council

Thursday 7 December 2023

# MINUTES

**City of Stirling**  
**25 Cedric Street, Stirling WA, 6021**

*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 Cr Suzanne Migdale 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 Phil Bedworth Cr Vinh Nguyen

## PRESENT

<b>Councillors</b>	Cr Claire Anderson Cr John Chester Cr Sonet Coetzee Cr Jane Cutler Cr Lewis Hutton Cr Tony Krsticevic Cr David Lagan Cr Suzanne Migdale Cr Karlo Perkov
<b>Alternate Members</b>	Cr Phil Bedworth
<b>Staff</b>	Mr Chris Adams (Chief Executive Officer) Mr Simon O’Sullivan (Manager Project Coordination) Mr Daniel Govus (Senior Governance Advisor – City of Stirling)
<b>Apologies Councillors</b>	Cr Brent Fleeton
<b>Leave of Absence</b>	Nil
<b>Absent</b>	Cr Ashley Wallace
<b>Consultants</b>	Mr Alan Abel (Satterley Property Group) Mr Drew Tomkins (Satterley Property Group)
<b>Apologies Participant Councils’ Advisers</b>	Mr David MacLennan (City of Vincent) Mr James Pearson (City of Joondalup) Ms Michelle Reynolds (City of Perth) Mr Stevan Rodic (City of Stirling) Mr Gary Tuffin (Town of Cambridge) Mr Anthony Vuleta (Town of Victoria Park)
<b>In Attendance Participant Councils’ Advisers</b>	Mr Bill Parker (City of Wanneroo) Mr Mark Dickson (City of Wanneroo)
<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 Helen Berry (*Cr Phil Bedworth present as alternate*)  
Cr Brent Fleeton

## 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 Cutler.

**That the minutes of the Ordinary Meeting of Council held 19 October 2023 and the Special Meeting of Council held 16 November 2023 be CONFIRMED as true and accurate records of proceedings.**

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

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

**Against:** Nil.

## **8. ADMINISTRATION REPORTS AS PRESENTED**

### **8.1 BUSINESS REPORT – PERIOD ENDING 31 OCTOBER 2023**

Moved Cr Chester, Seconded Cr Migdale.

**That the Council RECEIVES the Business Report for the period ending 31 October 2023.**

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

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

**Against:** Nil.

### **8.2 PROJECT FINANCIAL REPORT – SEPTEMBER 2023**

Moved Cr Migdale, Seconded Cr Lagan.

**That the Council RECEIVES the Project Financial Report (September 2023) submitted by the Satterley Property Group.**

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

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

**Against:** Nil.

### **8.3 STATEMENT OF FINANCIAL ACTIVITY FOR OCTOBER 2023**

Moved Cr Migdale, Seconded Cr Lagan.

**That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 31 October 2023.**

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

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

**Against:** Nil.

### **8.4 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR OCTOBER 2023**

Moved Cr Migdale, Seconded Cr Lagan.

**That the Council:**

**1. RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for October 2023:**

**October 2023 - \$2,212,908.45**

**2. APPROVES the Credit Card Statement for October 2023.**

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

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

**Against:** Nil.

## **8.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 31 OCTOBER 2023**

Moved Cr Chester, Seconded Cr Migdale.

**That the Council RECEIVES the Sales and Settlement Report for the period ending 31 October 2023.**

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

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

**Against:** Nil.

## **8.6 ANNUAL REPORT FOR YEAR ENDING 30 JUNE 2023**

Moved Cr Migdale, Seconded Cr Perkov.

**That the Council ADOPTS the Annual Report of the Catalina Regional Council for the FYE 2023.**

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

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

**Against:** Nil.

## **8.7 COUNCIL MEETING SCHEDULE 2024**

Moved Cr Lagan, Seconded Cr Migdale.

**That the Council:**

### **1. ADOPT the CRC Ordinary Council Meetings for 2024 as follows:**

- **15 February 2024**      **City of Stirling**      **6pm start**
- **18 April 2024**      **Zoom meeting**      **6pm start**
- **20 June 2024**      **City of Stirling**      **6pm start**
- **15 August 2024**      **Zoom meeting**      **6pm start**
- **17 October 2024**      **City of Stirling**      **6pm start**
- **5 December 2024**      **Zoom meeting**      **6pm start**

### **2. HOST CRC Strategy and Project Advisory 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 Strategy and Advisory meetings will have no Delegated Authority to make any decision/s on behalf of the CRC Council.**

**3. Hold CRC Strategy and Project Advisory Meetings on the following dates:**

- **1 February 2024**            **CRC Sales Office**        **6pm start**
- **21 March 2024**           **City of Stirling**           **6pm start**
- **16 May 2024**             **City of Stirling**           **6pm start**
- **18 July 2024**             **City of Stirling**           **6pm start**
- **19 September 2024**     **City of Stirling**           **6pm start**
- **21 November 2024**     **City of Stirling**           **6pm start**

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

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

**Against:** Nil.

## **8.8 PROJECT BUDGET FYE 2024 – MID YEAR REVIEW**

Moved Cr Migdale, Seconded Cr Cutler.

**That the Council ADOPTS the Mid-Year Project Budget FYE 2023 Review (as contained in the Attachments) and uses it as the basis for financial planning, including for the statutory Mid-Year CRC Budget FYE 2024 Review.**

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

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

**Against:** Nil.

## **8.9 LIVE STREAMING OF COUNCIL MEETINGS**

Moved Cr Migdale, Seconded Cr Lagan.

**That the Council DEFERS the live streaming of its meetings until January 2025.**

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

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

**Against:** Nil.

## **8.10 SCOPING STUDY – CRC AND MRC COLLABORATION OPPORTUNITIES**

Moved Cr Migdale, Seconded Cr Lagan.

**That the Council:**

- 1. NOTE the findings of the Scoping Study Report (Oct 2023) prepared by Learning Horizons Pty Ltd on collaboration opportunities that may exist between the Catalina Regional Council and the Mindarie Regional Council.**
- 2. HOLD a joint strategic planning session with the Mindarie Regional Council in January/February 2024 to explore potential collaboration opportunities/actions that are recommended in the report.**

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

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

**Against:** Nil.

## **8.11 REVIEW OF CODE OF CONDUCT FOR ELECTED MEMBERS, COMMITTEE MEMBERS AND CANDIDATES**

Moved Cr Migdale, Seconded Cr Lagan.

**That the Council APPROVES:**

- 1. The Code of Conduct for Elected Members, Committee Members and Candidates for 2023; 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 (10/0) by ABSOLUTE MAJORITY.

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

**Against:** Nil.

## **8.12 POTENTIAL ENVIRONMENTAL, SOCIAL AND GOVERNANCE INITIATIVES IN CATALINA GREEN**

Moved Cr Chester, Seconded Cr Perkov.

**That the Council SUPPORTS further investigation and potential implementation of the following ESG initiatives that have been identified as having high ESG outcome and relatively low effort (time and resources) in Catalina Green:**

- 1. Alternate pavement methods**
- 2. Energy management devices with solar PV**
- 3. Communal battery**
- 4. Recycling of construction waste**
- 5. Recycling materials in roadworks**
- 6. Public EV charging systems**
- 7. Use of cleared vegetation for landscaping**
- 8. 'Green' site offices**

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

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

**Against:** Nil.

## **8.13 DEPOSIT REQUIREMENTS FOR THE SALE OF LAND IN CATALINA GREEN**

[The recommendation in the agenda]

That the Council:

- 1. APPROVES an amendment to the approved Purchaser Terms and Conditions for the sale of lots in Catalina Green to increase the deposit requirement to \$5,000/lot.**
- 2. REQUIRES the Satterley Property Group to review the deposit requirement for the sale of lots in Catalina Green as part of the required review of Purchaser Terms, Conditions, and Incentives for Catalina to be presented to Council for consideration in August 2024.**

Moved Cr Chester, Seconded Cr Migdale.

- 1. APPROVES an amendment to the approved Purchaser Terms and Conditions for the sale of lots in Catalina Green to increase the deposit requirement to \$5,000/lot for all purchasers, with the exception of bona fide first home purchasers for whom the deposit requirement will remain at \$2,000/lot.**
- 2. REQUIRES the Satterley Property Group to review the deposit requirement for the sale of lots in Catalina Green as part of the required review of Purchaser Terms, Conditions, and Incentives for Catalina to be presented to Council for consideration in August 2024.**

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

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

**Against:** Nil.

## **8.14 REVISED RESIDENTIAL DESIGN GUIDELINES – CATALINA BEACH & CATALINA GREEN**

Moved Cr Migdale, Seconded Cr Lagan.

**That the Council APPROVES:**

- 1. The revised Catalina Beach (West) Design Guidelines (November 2023); and**
- 2. The Catalina Green Stage 36 Cottage Lot Design Guidelines (November 2023).**

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

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

**Against:** Nil.

## **9. COMMITTEE REPORTS**

### **AUDIT AND RISK COMMITTEE (7 DECEMBER 2023)**

#### **9.1 REVIEW OF DELEGATION OF AUTHORITY REGISTER**

Moved Cr Migdale, Seconded Cr Perkov.

**That the Council APPROVES the amended Delegation of Authority Register (November 2023).**

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

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

**Against:** Nil.

#### **9.2 REVIEW OF PAYMENT OF ACCOUNTS POLICY**

Moved Cr Migdale, Seconded Cr Perkov.

**That the Council APPROVES the Payment of Accounts Policy (November 2023).**

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

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

**Against:** Nil.

### **9.3 REVIEW OF FRAUD AND CORRUPTION POLICY**

#### Audit and Risk Committee Recommendation

Moved Cr Perkov, Seconded Cr Krsticevic.

That the Council DELETES the Fraud and Corruption Policy (November 2023).

The Motion was put and declared CARRIED (4/0).

Moved Cr Anderson, Seconded Cr Migdale.

**That the Council ADOPTS the Fraud and Corruption Prevention Policy (December 2023) as contained in Appendix 9.3.**

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

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

**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 Cutler, Seconded Cr Migdale.

**That:**

1. **Item 14.1 – MINDARIE REGIONAL COUNCIL LANDFILL SITE MONITORING UPDATE** be **CONSIDERED Behind Closed Doors** in accordance with Sections 5.23(2)(d) and (e) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:
  - d) *legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting; and*
  - e) *a matter if disclosed would reveal –*
    - i. *a trade secret*
  
2. **Item 14.2 – REVIEW OF CRC RISK MANAGEMENT FRAMEWORK** be **CONSIDERED Behind Closed Doors** in accordance with Sections 5.23(2)(c) and (e) 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)).*
  
3. **Item 14.3 – CATALINA CENTRAL COMMERCIAL SITE** be **CONSIDERED Behind Closed Doors** in accordance with Sections 5.23 (2)(c) and (e) 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).

At 6:47pm the meeting was closed to the public, and all attendees who were not required left the meeting prior to consideration of Item 14.1.

## **14.1 MINDARIE REGIONAL COUNCIL LANDFILL SITE MONITORING UPDATE**

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 (10/0).

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

**Against:** Nil.

## **14.2 REVIEW OF THE TPRC RISK MANAGEMENT FRAMEWORK**

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 (10/0).

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

**Against:** Nil.

## **14.3 CATALINA CENTRAL COMMERCIAL SITE (LOT 800 AVIATOR BOULEVARD) – DEVELOPMENT UPDATE**

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 (10/0).

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

**Against:** Nil.

Moved Cr Lagan, Seconded Cr Cutler.

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

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

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

**Against:** Nil.

At 6:48pm the meeting was reopened to the public.

#### **14. FORMAL CLOSURE OF MEETING**

The Chair declared the meeting closed at 6:49pm.