

Meeting of Management Committee

Thursday 11 November 2021

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

OWNER COUNCIL	MEMBER
Town of Cambridge	Cr Andres Timmermanis
City of Joondalup	Cr John Chester Cr Nige Jones
City of Stirling	Cr Tony Krsticevic Cr Suzanne Migdale Cr Bianca Sandri

PRESENT

Chair	Cr Suzanne Migdale
Councillors	Cr John Chester Cr Nige Jones Cr Bianca Sandri
Observers	Cr Karlo Perkov
Alternate Members	Nil
Staff	Mr Jon Morellini (Chief Executive Officer) Mr Simon O'Sullivan (Manager Project Coordination) Mr Daniel Govus (Senior Governance Advisor – City of Stirling) Ms Regan Clyde (Senior Governance Officer – City of Stirling)
Apologies Councillors	Cr Tony Krsticevic Cr Andres Timmermanis
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Alan Abel Mr Carl Buckley Ms Julia Nelson
Apologies Participant Councils' Advisers	Mr John Giorgi (Town of Cambridge) Mr David MacLennan (City of Vincent) Mr James Pearson (City of Joondalup) Ms Michelle Reynolds (City of Perth) Mr Stuart Jardine (City of Stirling) Ms Michelle Reynolds (City of Perth) Mr Daniel Simms (City of Wanneroo)
In Attendance Participant Councils' Advisers	Nil
Members of the Public	Nil
Press	Nil

1. OFFICIAL OPENING

The Chief Executive Officer, Mr Jon Morellini, assumed the chair at 6:00pm in order to conduct the meeting until election of a Chair, and formally declared open the Meeting of the Tamala Park Regional Council Management Committee of 11 November 2021.

2. ELECTION OF CHAIR

A written nomination form for Chair, in accordance with the *Local Government Act 1995* (Schedule 2.31), was given to the Chief Executive Officer. Written approval was also obtained from the elected member nominated for the position of Chair.

The Chief Executive Officer advised that one nomination for the position of Chair had been received from Cr Suzanne Migdale.

The Chief Executive Officer called for any further nominations and due to no further nominations being received, declared nominations for Chair closed.

There being only one nomination, Cr Suzanne Migdale was declared the elected Chair of the Tamala Park Regional Council Management Committee until 21 October 2023 unopposed.

Cr Migdale assumed the Chair to conduct the remainder of the meeting.

ELECTION OF DEPUTY CHAIR

Deferral of Election of Deputy Chair

Moved Cr Sandri, Seconded Cr Chester.

That election of a Deputy Chair for the Tamala Park Regional Council Management Committee be DEFERRED to the next Management Committee meeting to be held 17 March 2022 to allow further consideration by Elected Members.

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

DISCLOSURE OF INTERESTS

Cr Bianca Sandri declared an Impartial Interest in Item 13.1 as the tenderers are known to her officially.

3. PUBLIC STATEMENT/QUESTION TIME

Nil

4. APOLOGIES AND LEAVE OF ABSENCE

Apologies: Cr Tony Krsticevic and Cr Andres Timmermanis.

5. PETITIONS

Nil

6. CONFIRMATION OF MINUTES

Moved Cr Chester, Seconded Cr Sandri.

That the Minutes of the Meeting of the Tamala Park Regional Council Management Committee of 23 September 2021 be CONFIRMED as a true and correct record of proceedings.

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

6A. BUSINESS ARISING FROM MINUTES

Nil

7. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)

Nil

8. ADMINISTRATION REPORTS AS PRESENTED

8.1 BUSINESS REPORT ENDING 4 NOVEMBER 2021

Moved Cr Chester, Seconded Cr Sandri.

[The recommendation in the agenda]

That the Management Committee RECEIVES the Business Report to 4 November 2021.

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

8.2 PROJECT FINANCIAL REPORT (SEPTEMBER 2021)

Moved Cr Sandri, Seconded Cr Jones.

[The recommendation in the agenda]

That the Management Committee RECEIVES the Project Financial Report (September 2021) submitted by the Satterley Property Group.

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

8.3 SALES AND SETTLEMENT REPORT – PERIOD ENDING 4 NOVEMBER 2021

Moved Cr Sandri, Seconded Cr Jones.

[The recommendation in the agenda]

That the Management Committee RECEIVES the Sales and Settlement Report to 4 November 2021.

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

8.4 PURCHASER TERMS AND CONDITIONS – CATALINA BEACH AND CATALINA CENTRAL

Moved Cr Chester, Seconded Cr Jones.

[The recommendation in the agenda]

That the Management Committee recommends that Council:

- 1. APPROVES the following Purchaser Terms/Conditions and Incentives for all public and builder release lots in Catalina Beach and Catalina Central for the period December 2021 to August 2022:**
 - 1.1 Use of the REIWA Offer and Acceptance Contract with Special Conditions and Annexure.**
 - 1.2 A \$2,000 deposit to be used in the Sales Contracts for lots in Catalina Central and a \$5,000 deposit to be used in the Sales Contracts for lots in Catalina Beach.**
 - 1.3 A finance approval period, where finance is required, of 60 days for lots in Catalina Central and 45 days for lots in Catalina Beach.**
 - 1.4 A 21-day settlement period for 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.**
- 2. REQUESTS the Satterley Property Group to review the Purchaser Terms/Conditions and Incentives for Catalina Beach and Catalina Central lots and provide a report to the Council for consideration in August 2022.**

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

9. ELECTED MEMBERS' MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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

Nil

11. URGENT BUSINESS APPROVED BY THE CHAIR

Nil

12. GENERAL BUSINESS

Nil

13. DECISION TO MOVE TO CONFIDENTIAL SESSION

Moved Cr Sandri, Seconded Cr Jones.

That Item 13.1 – Town Planning Consultancy Services Tender 06/2021 be CONSIDERED Behind Closed Doors in accordance with Section 5.23(2)(c) and (e(ii)) 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 local government and which relates to a matter to be discussed at the meeting.**
- (e) a matter that if disclosed, would reveal -**
 - (ii) information that has a commercial value to a person**

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

At 6:35pm the meeting was closed to the public, and all attendees who were not required left the meeting prior to consideration of Item 13.1.

13.1 TOWN PLANNING CONSULTANCY SERVICES TENDER 06/2021

Moved Cr Chester, Seconded Cr Jones.

[The recommendation in the agenda]

That the Management Committee ACCEPTS the Niche Planning Studio tender submission (dated 27 October 2021) for the provision of town planning consultancy services in accordance with Tender 06/2021 (Catalina Town Planning Consultancy Services).

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

Moved Cr Sandri, Seconded Cr Chester.

That the meeting be REOPENED to the public.

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

At 6:44pm the meeting was reopened to the public. As no members of the public returned to the meeting, the resolution passed behind closed doors was not read out by the Chair.

14. FORMAL CLOSURE OF MEETING

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