



Ordinary Meeting of Council

Thursday 15 April 2021

MINUTES

City of Joondalup
90 Boas Avenue, Joondalup

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 Andres Timmermanis (DEPUTY CHAIR)	Cr Gary Mack
City of Joondalup	Cr John Chester Cr Phillipa Taylor	Cr Christopher May Cr Suzanne Thompson
City of Perth	Cr Brent Fleeton	Cr Clyde Bevan
City of Stirling	Cr Karen Caddy (CHAIR) Cr David Lagan Cr Suzanne Migdale Cr Bianca Sandri	Cr Karlo Perkov
Town of Victoria Park	Cr Claire Anderson	
City of Vincent	Cr Joanne Fotakis	Cr Alex Castle
City of Wanneroo	Cr Brett Treby Cr Domenic Zappa	Cr Natalie Sangalli Cr Vinh Nguyen

PRESENT

Chair	Cr Karen Caddy
Councillors	Cr Claire Anderson Cr John Chester Cr Joanne Fotakis Cr Suzanne Migdale Cr Philippa Taylor Cr Brett Treby Cr Domenic Zappa
Alternate Members	Cr Clyde Bevan
Staff	Mr Tony Arias (Chief Executive Officer) Mr Simon O'Sullivan (Manager Project Coordination) Ms Wendy Cowley (Governance - City of Joondalup)
Apologies Councillors	Cr Bianca Sandri Cr Brent Fleeton Cr David Lagan Cr Andres Timmermanis
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Alan Abel (Satterley Property Group) Mr Carl Buckley (Satterley Property Group) Ms Julia Nelson (Satterley Property Group) Mr John Silla (Satterley Property Group)
Apologies Participant Councils' Advisers	Mr John Giorgi (Town of Cambridge) Mr Stuart Jardine (City of Stirling) Mr David MacLennan (City of Vincent) Ms Michelle Reynolds (City of Perth) Mr Daniel Simms (City of Wanneroo) Mr Anthony Vuleta (Town of Victoria Park)
In Attendance Participant Councils' Advisers	Mr James Pearson (City of Joondalup) Mr Stevan Rodic (City of Stirling) Ms Noelene Jennings (City of Wanneroo)
Members of the Public	Nil
Press	Nil

1. OFFICIAL OPENING

The Chair declared the meeting open at 6:04pm and welcomed Cr Clyde Bevan - Alternate Member (City of Perth) to the TPRC meeting.

DISCLOSURE OF INTERESTS

Nil

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Apologies: Cr Bianca Sandri
Cr Brent Fleeton
Cr David Lagan
Cr Andres Timmermanis

Request for Leave of Absence – Cr Karen Caddy

Cr Caddy has requested Leave of Absence from Council duties covering the period 24 April 2021 to 10 May 2021 inclusive.

Moved Cr Zappa, Seconded Cr Treby.

That Council approve Cr Caddy's Leave of Absence from 24 April 2021 to 10 May 2021 (inclusive).

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

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 18 February 2021

Moved Cr Treby, Seconded Cr Zappa.

That the minutes of the Ordinary Meeting of Council of 18 February 2021 be confirmed, and signed by the Chair, as a true and correct record of proceedings.

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

5A BUSINESS ARISING FROM MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)

Nil

7. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 7.1 – 7.7)

7.1 BUSINESS REPORT – PERIOD ENDING 8 APRIL 2021

Moved Cr Treby, Seconded Cr Chester.

[The recommendation in the agenda]

That the Council RECEIVES the Business Report to 8 April 2021.

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

7.2 STATEMENT OF FINANCIAL ACTIVITY FOR THE MONTH OF FEBRUARY 2021

Moved Cr Zappa, Seconded Cr Fotakis.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 28 February 2021.

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

7.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 8 APRIL 2021

Moved Cr Treby, Seconded Cr Migdale.

[The recommendation in the agenda]

That the Council RECEIVES the Sales and Settlement Report to 8 April 2021.

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

7.6 CODE OF CONDUCT FOR ELECTED MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

Moved Cr Anderson, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council APPROVES:

- 1. The Code of Conduct for Elected Members, Committee Members and Candidates; 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 by ABSOLUTE MAJORITY (9/0).

7.7 RELEASE OF STAGE 27B - CATALINA BEACH

Moved Cr Migdale, Seconded Cr Zappa.

[The recommendation in the agenda]

That the Council APPROVES:

- 1. The release of lots for sale in Stage 27B Catalina Beach in FYE 2021 (May - June 2021); and**
- 2. The associated construction costs being brought forward in the Project Budget FYE 2021.**

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

The recommendations for Items 7.3 and 7.4 were moved and seconded en bloc.

Moved Cr Migdale, Seconded Cr Zappa.

7.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTH OF FEBRUARY 2021

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for the month of February 2021:

Month ending 28 February 2021 (Total \$283,666.54)

7.4 PROJECT FINANCIAL REPORT – FEBRUARY 2021

[The recommendation in the agenda]

That the Council RECEIVES the Project Financial Report (February 2021) submitted by the Satterley Property Group.

The Motions were put and declared CARRIED (9/0).

8. COMMITTEE REPORTS 8.1 - 8.9

MANAGEMENT COMMITTEE (18 MARCH 2021)

The recommendations for Items 8.1 – 8.5 were moved and seconded en bloc.

Moved Cr Migdale, Seconded Cr Fotakis.

8.1 REVIEW OF PROJECT FORECAST 2020

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the CBRE report (December 2020) on the review of Project Forecast (July 2020).**
- 2. REQUESTS the Satterley Property Group to provide an updated Project Forecast for consideration at the Council's June 2021 meeting that accounts for changing market conditions experienced in the later part of 2020 and early 2021.**

8.2 STAGE 18C (CATALINA CENTRAL) SUBDIVISION PLAN

[The recommendation in the agenda]

That the Council RECEIVES the Satterley Property Group report (dated 2 March 2021) in respect to the proposed subdivision concept plan for the Stage 18C site in Catalina Central.

8.3 PROJECT BUDGET FYE 2022 – PRELIMINARY CONSIDERATIONS

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the preliminary report on the Project Budget FYE 2022, prepared by Satterley Property Group (dated 10 March 2021).**
- 2. SUPPORTS the preliminary recommendations for the Catalina Project Budget FYE 2022, as detailed in the Satterley Property Group report, dated 10 March 2021, and the following Additional Expenditure Items:**
 - a) Construction of the Beach Park (Phase 2);**
 - b) Sale of the Local Centre Site – Catalina Grove;**
 - c) Design of the Aviator Boulevard – Catalina Grove; and**
 - d) Construction of Foreshore Beach Park (Phase 1).**

8.4 CATALINA GROVE UPDATE

[The recommendation in the agenda]

That the Council RECEIVES the Catalina Grove update.

8.5 CATALINA GREEN DESIGN GUIDELINES

[The recommendation in the agenda]

That the Council APPROVES the Catalina Green Design Guidelines, subject to inclusion of additional requirements relating to tree planting and deep soil zones.

The Motions were put and declared CARRIED (9/0).

CEO PERFORMANCE REVIEW COMMITTEE (17 MARCH 2021)

8.9 CEO MODEL STANDARDS 2021

Moved Cr Treby, Seconded Cr Zappa.

[The recommendation in the agenda]

- 1. That the Council ADOPTS the Chief Executive Officer Model Standards 2021.**
- 2. That the Review of the Organisation Structure be presented to the CEO Performance Review Committee prior to presentation at an Ordinary Meeting of Council.**

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

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 Migdale, Seconded Cr Treby.

That the Council:

Move into Closed Session and exclude 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 Items 13.1 - Catalina Social Strategy 2021, 13.2 - Review of Development Manager Appointment to Stage 3 and 13.3 - CEO Annual Performance Review come within the following provisions:-

- c) *A contract entered into, or which may be entered into, by the TPRC 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 TPRC (section 5.23(2)(e)).*

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

13.1 CONFIDENTIAL: CATALINA SOCIAL STRATEGY (2021)

Moved Cr Chester, Seconded Cr Migdale.

[The recommendation in the agenda]

That the Council:

- 1. APPROVES the Catalina Social Strategy (2021).**
- 2. ACCEPTS that the Satterley Property Group has achieved the deliverables required by the Development Manager's Key Performance Indicators (February 2020) - Governance, requiring the delivery of the Catalina Social Strategy.**

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

Satterley Property Group left the Chamber at 6:37pm and returned at 6:40pm.

13.2 CONFIDENTIAL: REVIEW OF DEVELOPMENT MANAGER APPOINTMENT TO STAGE 3

Moved Cr Treby, Seconded Cr Chester.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the Stantons International report (January 2021) on the review of the Development Manager Appointment to Stage 3 of the Catalina Project.**
- 2. ACCEPTS that Satterley Property Group Pty Ltd has performed and observed its obligations under the Development Management Agreement (2010) for Stage 2 of the Catalina Project for the period up to December 2020.**
- 3. APPROVES the appointment of Satterley Property Group Pty Ltd as the Development Manager to Stage 3 of the Catalina Project as shown on the Staging Plan 2020 and gives written notice in accordance with the Development Management Agreement (2010).**

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

Mr T Arias and Mr S O'Sullivan left the Chamber at 6:38pm and returned at 6:40pm.

13.3 CONFIDENTIAL: CEO ANNUAL PERFORMANCE REVIEW FOR 2019/2020

Moved Cr Zappa, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council AGREES that the:

- 1. CEO has met the performance requirements set by Council for 2019-2020.**
- 2. CEO be given no salary increase.**
- 3. Council and the CEO mutually agree on Key Performance Indicators for 2020-2021.**

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

Moved Cr Migdale, Seconded Cr Treby.

That the Meeting be REOPENED to the public.

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

14. FORMAL CLOSURE OF MEETING

The Chair declared the meeting closed at 6:40pm.