

minutes

Office Development Committee

MEETING HELD ON **MONDAY 1 SEPTEMBER 2014**

TABLE OF CONTENTS

Item No.	Title	Page No.
	Declaration of Opening	3
	Declarations of Interest	4
	Public Question Time	4
	Public Statement Time	4
	Apologies/Leave of absence	4
	Announcements by the Presiding Member without discussion	4
	Identification of matters for which the meeting may be closed to the public	4
	Petitions and deputations	4
	Motion to close meeting to members of the public – [08122, 02154]	5
	Reports	6
1	Confidential - State Government Expression of Interest - Office Accommodation in Joondalup – [103036]	6
2	Confidential - Office Development City Centre Sites – [103036]	8
	Motion to open meeting to members of the public – [02154, 08122]	9
	Closure	9

CITY OF JOONDALUP

MINUTES OF THE SPECIAL OFFICE DEVELOPMENT COMMITTEE MEETING HELD IN CONFERENCE ROOM 1, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON MONDAY 1 SEPTEMBER 2014.

ATTENDANCE

Committee Members

Mayor Troy Pickard	<i>Presiding Member</i>
Cr Liam Gobbert	
Cr Kerry Hollywood	
Cr Tom McLean, JP	<i>Deputy Presiding Member</i>
Mr Garry Hunt	Chief Executive Officer
Ms Dale Page	Director Planning and Community Development

Officers

Mr Mike Tidy	Director Corporate Services
Mr Brad Sillence	Manager Governance
Mr Blignault Olivier	Manager City Projects
Mrs Genevieve Hunter	Senior Projects Officer
Mrs Lesley Taylor	Governance Officer

Observer

Cr John Chester

Guest

Mr Simon Moen Technical Advisor, Partner - Jackson McDonald Lawyers

There were no members of the public and no member of the press in attendance.

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 2.20pm.

DECLARATIONS OF INTEREST

Nil.

PUBLIC QUESTION TIME

Nil.

PUBLIC STATEMENT TIME

Nil.

APOLOGIES/LEAVE OF ABSENCE

Leave of Absence previously approved

Cr Russ Fishwick, JP	4 August to 23 September 2014 inclusive;
Cr Brian Corr	29 August to 4 September 2014 inclusive;
Cr Mike Norman	2 September to 3 September 2014 inclusive;
Cr Kerry Hollywood	16 September to 19 September 2014 inclusive;
Cr Tom McLean, JP	17 September to 10 October 2014 inclusive;
Cr Teresa Ritchie, JP	10 November to 14 November 2014 inclusive.

ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

- Item 1 Confidential - State Government Expression of Interest – Office Accommodation in Joondalup.
- Item 2 Confidential - Office Development City Centre Sites.

PETITIONS AND DEPUTATIONS

Nil.

MOTION TO CLOSE MEETING TO MEMBERS OF THE PUBLIC – [08122, 02154]

MOVED Cr Hollywood, **SECONDED** Cr McLean that the Office Development Committee:

- 1** in accordance with section 5.23(2)(c) and (d) of the *Local Government Act 1995* and clause 5.2(2) of the *City of Joondalup Meeting Procedures Local Law 2013*, **CLOSES** the meeting to members of the public to consider Item 1 – Confidential State Government Expression of Interest – Office Accommodation in Joondalup and Item 2 – Confidential Office Development City Centre Sites as these items relate to a contract entered into or which may be entered into by the City and legal advice obtained or which may be obtained, by the City;
- 2** **PERMITS** the following employees and individuals to remain in the meeting room during discussions on Items 1 and 2, while the meeting is sitting behind closed doors as detailed in Part 1 above:
 - 2.1** Director Corporate Services, Mr Mike Tidy;
 - 2.2** Manager Governance, Mr Brad Sillence;
 - 2.3** Manager City Projects, Mr Blignault Olivier;
 - 2.4** Senior Projects Officer, Mrs Genevieve Hunter;
 - 2.5** Governance Officer, Mrs Lesley Taylor;
 - 2.6** Jackson McDonald Lawyers, Mr Simon Moen.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Pickard, Crs Gobbert, Hollywood, McLean, Mr Hunt and Ms Page.

REPORTS

ITEM 1 CONFIDENTIAL - STATE GOVERNMENT EXPRESSION OF INTEREST - OFFICE ACCOMMODATION IN JOONDALUP

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	103036
ATTACHMENT	Attachment 1 State Government Expression of Interest document Attachment 2 Schedule of potential City owned sites within the City Centre
	<i>(Please Note: These attachments are confidential and will appear in the official Minute Book only).</i>
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for ‘noting’).

This report is confidential in accordance with section 5.23(2)(c) and (d) of the *Local Government Act 1995*, which also permits the meeting to be closed to the public for business relating to the following:

- *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.*
- *Legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.*

A full report was provided to Elected Members under separate cover. The report is not for publication.

OFFICER’S RECOMMENDATION

That the Office Development Committee:

- 1 NOTES that a response will be prepared and submitted by the Chief Executive Officer for the State Government Expression of Interest for Joondalup Office Accommodation in accordance with Option 1 as detailed in this Report;
- 2 NOTES that the City’s submission as per Part 1 above will include the identification of the other sites within the City Centre as detailed in Attachment 2 to this Report having the potential to meet the requirements of the State Government Expression of Interest for Joondalup Office Accommodation;

- 3 NOTES that an addendum to the City's Expression of Interest for the Joondalup City Centre Development will be issued outlining the City's intended approach with respect to the State Government Expression of Interest process.

MOVED Ms Page, SECONDED Cr Hollywood that the Office Development Committee:

- 1 **NOTES that a response will be prepared and submitted by the Chief Executive Officer for the State Government Expression of Interest for Joondalup Office Accommodation in accordance with Option 1 as detailed in this Report;**
- 2 **NOTES that the City's submission as per Part 1 above will include the identification of the other sites within the City Centre as detailed in Attachment 2 to this Report having the potential to meet the requirements of the State Government Expression of Interest for Joondalup Office Accommodation;**
- 3 **NOTES that an addendum to the City's Expression of Interest for the Joondalup City Centre Development will be issued outlining the City's intended approach with respect to the State Government Expression of Interest process;**
- 4 **NOTES that the submission in Part 1 above will be made available to the Presiding Member of the Office Development Committee prior to its lodgement with the State Government.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Pickard, Crs Gobbert, Hollywood, McLean, Mr Hunt and Ms Page.

ITEM 2 CONFIDENTIAL - OFFICE DEVELOPMENT CITY CENTRE SITES

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	103036
ATTACHMENT	Attachment 1 Summary of City Centre sites Attachment 2 Details of City Centre sites
	<i>(Please Note: These attachments are confidential and will appear in the official Minute Book only).</i>
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for ‘noting’).

This report is confidential in accordance with section 5.23(2)(c) and (d) of the *Local Government Act 1995*, which also permits the meeting to be closed to the public for business relating to the following:

- *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.*
- *Legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.*

A full report was provided to Elected Members under separate cover. The report is not for publication.

OFFICER’S RECOMMENDATION

That the Office Development Committee NOTES the potential additional sites, as detailed in Attachments 1 and 2 to this Report, to be identified in the City’s submission to the State Government Expression of Interest for Joondalup Office Accommodation.

MOVED Cr Hollywood, **SECONDED** Cr Gobbert that the Office Development Committee **ENDORSES** the additional sites, with the inclusion of alternative development options, excluding Lot 701 (380) Joondalup Drive, Joondalup as detailed in Attachments 1 and 2 to this Report, to be identified in the City’s submission to the State Government Expression of Interest for Joondalup Office Accommodation.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Pickard, Crs Gobbert, Hollywood, McLean, Mr Hunt and Ms Page.

MOTION TO OPEN MEETING TO MEMBERS OF THE PUBLIC – [02154, 08122]

MOVED Mr Hunt, SECONDED Ms Page that in accordance with clause 5.2(3)(b) of the *City of Joondalup Meeting Procedures Local Law 2013*, the Office Development Committee meeting be REOPENED TO THE PUBLIC.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Pickard, Crs Gobbert, Hollywood, McLean, Mr Hunt and Ms Page.

CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 3.10pm; the following Committee Members being present at that time:

Mayor Troy Pickard
Cr Liam Gobbert
Cr Kerry Hollywood
Cr Tom McLean, JP
Mr Garry Hunt
Ms Dale Page