

# minutes

## Special Meeting of Council

MEETING HELD ON **WEDNESDAY 21 MAY 2014**

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**CITY OF JOONDALUP****SPECIAL COUNCIL MEETING HELD IN THE COUNCIL CHAMBER, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON WEDNESDAY 21 MAY 2014.****DECLARATION OF OPENING**

The Mayor declared the meeting open at 6.00pm.

**ANNOUNCEMENT OF VISITORS****Mayor:**

TROY PICKARD

**Councillors:**

CR KERRY HOLLYWOOD	North Ward
CR TOM McLEAN, JP	North Ward
CR SAM THOMAS	North-Central Ward
CR LIAM GOBBERT	Central Ward – <i>Deputy Mayor</i>
CR GEOFF AMPHLETT, JP	Central Ward
CR CHRISTINE HAMILTON-PRIME	South-West Ward
CR MIKE NORMAN	South-West Ward
CR JOHN CHESTER	South-East Ward
CR RUSS FISHWICK, JP	South Ward
CR TERESA RITCHIE, JP	South Ward

**Officers:**

MR GARRY HUNT	Chief Executive Officer
MR MIKE TIDY	Director Corporate Services
MR JAMIE PARRY	Director Governance and Strategy
MS DALE PAGE	Director Planning and Community Development
MR NICO CLAASSEN	Director Infrastructure Services
MR BRAD SILLENCE	Manager Governance
MR BLIGNAULT OLIVIER	Manager City Projects
MR JOHN BYRNE	Governance Coordinator
MRS GENEVIEVE HUNTER	Executive Projects Officer
MRS LESLEY TAYLOR	Governance Officer

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

## **DECLARATIONS OF INTEREST**

Nil.

## **PUBLIC QUESTION TIME**

Nil.

## **PUBLIC STATEMENT TIME**

Nil.

## **APOLOGIES AND LEAVE OF ABSENCE**

### **Apology**

Cr Philippa Taylor

### **Leave of Absence previously approved**

Cr Brian Corr	20 May to 24 May 2014 inclusive;
Cr Christine Hamilton Prime	1 June to 20 June 2014 inclusive;
Cr Russ Fishwick, JP	4 August to 23 September 2014 inclusive;
Cr Philippa Taylor	20 August – 12 September 2014 inclusive.

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

JSC01-05/14      Confidential – Joondalup City Centre Commercial Office Development: Options to Progress.

**C21-05/14                    MOTION TO GO BEHIND CLOSED DOORS – [02154, 08122]**

**MOVED Cr Chester, SECONDED Cr Gobbert that Council:**

- 1        in accordance with section 5.23(2)(d) of the *Local Government Act 1995* and clause 5.2 of the *Meeting Procedures Local Law 2013*, RESOLVES to close the meeting to members of the public to consider the following item:**

**JSC01-05/14        Confidential – Joondalup City Centre Commercial Office Development: Options to Progress.**

- 2        PERMITS the following employees and other persons to remain in the Chamber during discussion on Item JSC01-05/14 while the meeting is sitting behind closed doors as detailed in part 1 above:**

- **Chief Executive Officer, Mr Garry Hunt;**
- **Director Corporate Services, Mr Mike Tidy;**
- **Director Governance and Strategy, Mr Jamie Parry;**
- **Director Planning and Community Development, Ms Dale Page;**
- **Director Infrastructure Services, Mr Nico Claassen;**
- **Manager Governance, Mr Brad Sillence;**
- **Manager City Projects, Mr Blignault Olivier;**
- **Governance Coordinator, Mr John Byrne;**
- **Executive Projects Officer, Mrs Genevieve Hunter;**
- **Governance Officer, Mrs Lesley Taylor.**

**The Motion was Put and**

**CARRIED (11/0)**

**In favour of the Motion:** Mayor Pickard, Crs Amphlett, Chester, Fishwick, Gobbert, Hamilton-Prime, Hollywood, McLean, Norman, Ritchie and Thomas.

**REPORTS****JSC01-05/14      CONFIDENTIAL – JOONDALUP CITY CENTRE  
COMMERCIAL OFFICE DEVELOPMENT: OPTIONS  
TO PROGRESS**

<b>WARD</b>	North	
<b>RESPONSIBLE DIRECTOR</b>	Mr Garry Hunt Office of the CEO	
<b>FILE NUMBER</b>	103036, 101515	
<b>ATTACHMENT</b>	Attachment 1	Diagrammatic representation of Option 1
	Attachment 2	Diagrammatic representation of Option 2
	Attachment 3	Diagrammatic representation of Option 3
	Attachment 4	Diagrammatic representation of Options 4 to 8
	Attachment 5	Diagrammatic representation of Options 9 to 13.
	<i>(Please Note:      The Report and Attachments are confidential and will appear in the official Minute Book only)</i>	
<b>AUTHORITY / DISCRETION</b>	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.	

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

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

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

**MOVED Mayor Pickard, SECONDED Cr Hollywood that:**

**1 Council:**

- 1.1 TERMINATES the current Expression of Interest process for a Commercial/Office Development on City Owned Property which was initiated by Council at its meeting held on 23 October 2012 (Item CJ217-10/12 refers);**
- 1.2 DETERMINES that Seven Capital (Perth) Pty Ltd is no longer the preferred respondent to the Request for Expressions of Interest which was advertised by the City on 14 November 2012;**
- 1.3 DETERMINES not to enter into a Memorandum of Understanding with Seven Capital (Perth) Pty Ltd;**
- 1.4 REQUESTS the Chief Executive Officer to end all dealings with Seven Capital (Perth) Pty Ltd with respect to the project, the subject of the Request for Expressions of Interest which was advertised by the City on 14 November 2012;**
- 1.5 REQUESTS the Chief Executive Officer to:**
  - 1.5.1 Forward a notice of termination to Seven Capital (Perth) Pty Ltd;**
  - 1.5.2 Advise Seven Capital (Perth) Pty Ltd of Council's decisions;**

**2 Council INITIATES a new Expression of Interest process, the terms of which differ from the original Expression of Interest, for an integrated mixed use development over both Lot 507 Boas Avenue and Lot 496 Davidson Terrace, Joondalup (as described in Option 5 of this Report), that strengthens the existing civic precinct as the heart of the City Centre and which incorporates a minimum of:**

- 2.1 12,000m<sup>2</sup> of office development;**
- 2.2 Hotel/short stay accommodation;**

**3 the Expression of Interest in part 2 above BE MODIFIED to reflect that the preferred position of Council is that the City own and operate the car park component within the development site.**

**The Motion was Put and**

**CARRIED (11/0)**

**In favour of the Motion:** Mayor Pickard, Crs Amphlett, Chester, Fishwick, Gobbert, Hamilton-Prime, Hollywood, McLean, Norman, Ritchie and Thomas.

**C22-05/14                    MOTION TO GO TO OPEN DOORS – [02154, 08122]**

**MOVED** Cr Hamilton-Prime, **SECONDED** Cr Amphlett that in accordance with clause 5.2(3)(b) of the *City of Joondalup Meeting Procedures Local Law 2013*, the meeting be now **REOPENED TO THE PUBLIC**.

**The Motion was Put and**

**CARRIED (11/0)**

**In favour of the Motion:** Mayor Pickard, Crs Amphlett, Chester, Fishwick, Gobbert, Hamilton-Prime, Hollywood, McLean, Norman, Ritchie and Thomas.

*The doors reopened at 6.24pm, with no members of the public or press in attendance.*

**CLOSURE**

There being no further business, the Mayor declared the Meeting closed at 6.25pm; the following Elected Members being present at that time:

MAYOR TROY PICKARD  
CR KERRY HOLLYWOOD  
CR TOM McLEAN, JP  
CR SAM THOMAS  
CR LIAM GOBBERT  
CR GEOFF AMPHLETT, JP  
CR MIKE NORMAN  
CR CHRISTINE HAMILTON-PRIME  
CR JOHN CHESTER  
CR RUSS FISHWICK, JP  
CR TERESA RITCHIE, JP