

minutes

Special Meeting of Council

MEETING HELD ON **TUESDAY 2 DECEMBER 2014**

TABLE OF CONTENTS

ITEM NO.	TITLE	PAGE NO.
	DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS	1
	DECLARATIONS OF INTEREST	2
	PUBLIC QUESTION TIME	4
	PUBLIC STATEMENT TIME	4
	APOLOGIES AND LEAVE OF ABSENCE	4
	IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC	4
C65-12/14	MOTION TO GO BEHIND CLOSED DOORS – [02154, 08122]	5
	REPORTS	6
JSC03-12/14	CONFIDENTIAL – EXPRESSION OF INTEREST: JOONDALUP CITY CENTRE DEVELOPMENT – [103036]	6
C66-12/14	OPEN MEETING TO MEMBERS OF THE PUBLIC – [02154, 08122]	8
	CLOSURE	8

CITY OF JOONDALUP

SPECIAL COUNCIL MEETING HELD IN THE COUNCIL CHAMBER, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON TUESDAY 2 DECEMBER 2014.

DECLARATION OF OPENING

The Mayor declared the meeting open at 8.24pm.

ANNOUNCEMENT OF VISITORS**Mayor:**

TROY PICKARD

Councillors:

CR KERRY HOLLYWOOD	North Ward
CR TOM McLEAN, JP	North Ward
CR PHILIPPA TAYLOR	North-Central Ward – <i>Deputy Mayor</i>
CR SAM THOMAS	North-Central Ward
CR LIAM GOBBERT	Central Ward
CR GEOFF AMPHLETT, JP	Central 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	Senior Project Officer
MRS LESLEY TAYLOR	Governance Officer
MRS DAWN ANDERSON	Governance Officer

In Attendance

MR JULIUS SKINNER	Legal Advisor, Jackson McDonald
MR MARK MAINE	Probity Advisor, Braxford Consultancy

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

DECLARATIONS OF INTEREST**Disclosures of Financial / Proximity Interest**

Nil.

Disclosures of interest affecting impartiality

Name/Position	Mayor Troy Pickard.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Members and firms involved in both bidding consortia are known to Mayor Pickard, but he has no financial interest with any individual or firm.

Name/Position	Cr Liam Gobbert.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Employees of both respondents' 'Development Teams/Advisors/Contractors' are known to Cr Gobbert.

Name/Position	Cr Tom McLean, JP.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mr Aaron DeSange (JLL Hotels and Hospitality) is a friend of Cr McLean.

Name/Position	Cr Tom McLean, JP.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mr Carl Black (Squire Patton Boggs) is an acquaintance of Cr McLean.

Name/Position	Cr Tom McLean, JP.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mr Russell Perkins (Probuild Construction) is a friend of Cr McLean.

Name/Position	Cr Philippa Taylor.
Item No./Subject	JSC03-12/14 – Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	An employee of one of the consultants is known to Cr Taylor.

Name/Position	Mr Garry Hunt, Chief Executive Officer.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Members of the bidding consortium are known to the Chief Executive Officer.

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Ms Page has worked with Mr Tony Hatt of the Devwest Group in a previous role at the City of Subiaco.

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Ms Page has a personal relationship with Director of Place Match and a personal relationship with an employee of Urbis (landscaping).

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Ms Page has worked with Wood and Grieve, Woods Bagot and TPG on projects before.

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Ms Page has worked with Hassell and Urbis before or interacted with them on various projects.

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Ms Page has worked with David Cresp in his capacity as consultant for East Perth Redevelopment Authority and Subiaco Redevelopment Authority.

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Ms Page used to work for Ross Holt in his role as Chief Executive Officer of LandCorp.

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Ms Page's brother is a Director of Probuild Constructions.

Name/Position	Mr Blignault Olivier, Manager City Projects.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Members of the bidding consortia are known to Mr Olivier.

Name/Position	Mr Blignault Olivier, Manager City Projects.
Item No./Subject	JSC03-12/14 - Confidential – Expression of Interest: Joondalup City Centre Development.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mr Russell Perkins, Director at Probuild Constructions is a personal friend of Mr Olivier.

PUBLIC QUESTION TIME

Nil.

PUBLIC STATEMENT TIME

Nil.

APOLOGIES AND LEAVE OF ABSENCE

Apology

Cr Christine Hamilton-Prime.

Leave of Absence previously approved

Cr Brian Corr	2 December to 7 December 2014 inclusive;
Cr Sam Thomas	3 December 2014 to 5 December 2014 inclusive;
Cr Christine Hamilton-Prime	6 December 2014 to 5 January 2015 inclusive.

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

JSC03-12/14	Confidential – Expression of Interest: Joondalup City Centre Development.
-------------	---

C65-12/14 MOTION TO GO BEHIND CLOSED DOORS – [02154, 08122]

MOVED Cr Amphlett, SECONDED Cr Gobbert that Council:

- 1** in accordance with sections 5.23(2)(c) and 5.23(2)(e)(iii) 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:

JSC03-12/14 Confidential – Expression of Interest: Joondalup City Centre Development;

- 2** **PERMITS** the following employees and other persons to remain in the Chamber during discussion on Item JSC03-12/14 while the meeting is sitting behind closed doors as detailed in part 1 above:

- 2.1** Chief Executive Officer, Mr Garry Hunt;
- 2.2** Director Corporate Services, Mr Mike Tidy;
- 2.3** Director Governance and Strategy, Mr Jamie Parry;
- 2.4** Director Planning and Community Development, Ms Dale Page;
- 2.5** Director Infrastructure Services, Mr Nico Claassen;
- 2.6** Manager Governance, Mr Brad Sillence;
- 2.7** Manager City Projects, Mr Blignault Olivier;
- 2.8** Governance Coordinator, Mr John Byrne;
- 2.9** Executive Projects Officer, Mrs Genevieve Hunter;
- 2.10** Governance Officer, Mrs Lesley Taylor;
- 2.11** Governance Officer, Mrs Dawn Anderson;
- 2.12** Mr Julius Skinner, Legal Advisor, Jackson McDonald;
- 2.13** Mr Mark Maine, Probity Advisor, Braxford Consultancy.

The Motion was Put and

CARRIED (11/0)

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

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

MOVED Cr Gobbert, SECONDED Cr McLean that Council:

- 1 NOTES the submissions received from Devwest Group Pty Ltd and Willoughby Property Group Pty Ltd in response to the City's request for Expressions of Interest: Joondalup City Centre Development and thanks both respondents for their submissions;**
- 2 NOTES the additional information provided by Devwest Group Pty Ltd and Willoughby Property Group Pty Ltd as detailed in Attachment 11 to Report JSC03-12/14, in response to the clarification questions issued by the Office Development Committee;**
- 3 DETERMINES that Devwest Group Pty Ltd is the preferred respondent for the integrated mixed-use development of Lot 507 (90) Boas Avenue and Lot 496 (70) Davidson Terrace, Joondalup;**
- 4 REQUESTS the Chief Executive Officer to progress the execution of the Memorandum of Understanding with Devwest Group Pty Ltd in accordance with the advertised Expression of Interest document;**
- 5 REQUESTS the Chief Executive Officer, in collaboration with Devwest Group Pty Ltd, to prepare a detailed proposal, should the City be requested to do so, for Stage 2 of the State Government's Expression of Interest process for the provision of Joondalup Office Accommodation and the detailed proposal be referred to the Office Development Committee for formal endorsement.**

The Motion was Put and

CARRIED (11/0)

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

C66-12/14 OPEN MEETING TO MEMBERS OF THE PUBLIC – [02154, 08122]

MOVED Cr Norman, SECONDED Cr Amphlett that in accordance with clause 5.23(3)(b) of the *City of Joondalup Meeting Procedures Local Law 2013*, the Council meeting be REOPENED TO THE PUBLIC.

The Motion was Put and

CARRIED (11/0)

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

The doors opened at 8.36pm, with no members of the public or press present.

CLOSURE

There being no further business, the Mayor declared the Meeting closed at 8.37pm; the following Elected Members being present at that time:

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