

minutes

Office Development Committee

MEETING HELD ON **MONDAY 29 JUNE 2015, MONDAY 20 JULY 2015
AND MONDAY 27 JULY 2015**

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CITY OF JOONDALUP

MINUTES OF THE OFFICE DEVELOPMENT COMMITTEE MEETING HELD IN CONFERENCE 1, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON MONDAY 29 JUNE 2015, MONDAY 20 JULY 2015 AND MONDAY 27 JULY 2015.

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

Observers

Cr John Chester	<i>Absent from 6.36pm to 6.45pm</i>
Cr Sam Thomas	<i>from 6.33pm</i>

Officers

Mr Brad Sillence	Manager Governance	
Mr Blignault Olivier	Manager City Projects	
Mrs Genevieve Hunter	Senior Projects Officer	
Mr John Byrne	Governance Coordinator	<i>Absent from 5.15pm to 5.44pm</i>
Mrs Lesley Taylor	Governance Officer	

Guests

Mr Simon Moen	Technical Advisor, Partner - Jackson McDonald Lawyers
Mr Tony Hatt	Devwest Group Pty Ltd
Mr Chad Ferguson	Devwest Group Pty Ltd
Mr Damon Ferguson	Devwest Group Pty Ltd
Mr Will Scofield	Wood Bagot Architects

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

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.07pm.

DECLARATIONS OF INTEREST

Disclosures of Financial / Proximity Interest

Nil.

Disclosures of interest affecting impartiality

Elected Members (in accordance with Regulation 11 of the *Local Government [Rules of Conduct] Regulations 2007*) and employees (in accordance with the Code of Conduct) are required to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making process. The Elected Member/employee is also encouraged to disclose the nature of the interest.

Name/Position	Cr Tom McLean, JP.
Item No./Subject	Item 1 - Confidential - Joondalup City Centre Development: Project Status Report.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A director of Devwest Group Pty Ltd is a friend of Cr McLean.

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	Item 1 - Confidential - Joondalup City Centre Development: Project Status Report.
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	Item 1 - Confidential - Joondalup City Centre Development: Project Status Report.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A director at Probuild Constructions (part of the Devwest Group Pty Ltd team) is a personal friend of Mr Olivier.

Name/Position	Cr Tom McLean, JP.
Item No./Subject	Item 2 - Confidential - Joondalup City Centre Development – Masterplan.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A director of Devwest Pty Ltd is a friend of Cr McLean.

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	Item 2 - Confidential - Joondalup City Centre Development – Masterplan.
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	Item 2 - Confidential - Joondalup City Centre Development – Masterplan.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A director at Probuild Constructions (part of the Devwest Group Pty Ltd team) is a personal friend of Mr Olivier.

Name/Position	Cr Tom McLean, JP.
Item No./Subject	Item 3 - Confidential - Joondalup City Centre Development: Project Status Report.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A director of Probuild Constructions is a friend of Cr McLean.

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	Item 3 - Confidential - Joondalup City Centre Development: Project Status Report.
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	Item 3 - Confidential - Joondalup City Centre Development: Project Status Report.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A Director of Probuild Constructions (part of the Devwest Group Pty Ltd team) is a personal friend of Mr Olivier.

Name/Position	Cr Tom McLean, JP.
Item No./Subject	Item 4 – Confidential: Joondalup City Centre Office Development – Submission for State Government Office Accommodation in Joondalup and Heads of Agreement.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A director of Probuild Constructions is a friend of Cr McLean.

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	Item 4 – Confidential: Joondalup City Centre Office Development – Submission for State Government Office Accommodation in Joondalup and Heads of Agreement.
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	Item 4 – Confidential: Joondalup City Centre Office Development – Submission for State Government Office Accommodation in Joondalup and Heads of Agreement.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A Director of Probuild Constructions (part of the Devwest Group Pty Ltd team) is a personal friend of Mr Olivier.

PUBLIC QUESTION TIME

Nil.

PUBLIC STATEMENT TIME

Nil.

APOLOGIES/LEAVE OF ABSENCE

Leave of Absence previously approved

Cr Sam Thomas	4 July to 8 July 2015 inclusive;
Cr Geoff Amphlett, JP	15 July to 20 July 2015 inclusive;
Cr Mike Norman	22 July to 9 August 2015 inclusive;
Cr Liam Gobbert	24 July to 29 July 2015 inclusive.

CONFIRMATION OF MINUTES

MINUTES OF THE OFFICE DEVELOPMENT COMMITTEE MEETING HELD ON 19 JUNE 2014, AND SPECIAL MEETINGS HELD ON 1 SEPTEMBER 2014 AND 17 NOVEMBER AND 24 NOVEMBER 2014

MOVED Cr Gobbert, SECONDED Mr Hunt that the minutes of the following meetings of the Office Development Committee be confirmed as a true and correct record:

- 1 Ordinary meeting held on 19 June 2014;**
- 2 Special meeting held on 1 September 2014;**
- 3 Special meeting held on 17 November and 24 November 2014 (Resumption).**

The Motion was Put and

CARRIED (6/0)

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

ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

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

- Item 1 Confidential - Joondalup City Centre Development: Project Status Report.
- Item 2 Confidential - Joondalup City Centre Development – Masterplan.
- Item 3 Confidential – Joondalup City Centre Development: Project Status Report.
- Item 4 Confidential: Joondalup City Centre Office Development – Submission for State Government Office Accommodation in Joondalup and Heads of Agreement.

PETITIONS AND DEPUTATIONS

Nil.

MOTION TO GO BEHIND CLOSED DOORS – [08122, 02154]

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

1 in accordance with Sections 5.23(2)(c) 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 the following items:

1.1 Item 1 - Confidential – Joondalup City Centre Development: Project Status Report;

1.2 Item 2 - Confidential - Joondalup City Centre Development – Masterplan;

2 PERMITS the following employees and persons to remain in the meeting room during discussion on:

2.1 Item 1 - Confidential – Joondalup City Centre Development: Project Status Report;

2.2 Item 2 - Confidential - Joondalup City Centre Development – Masterplan;

while the meeting is sitting behind closed doors as detailed in part 1 above:

- Manager Governance, Mr Brad Sillence;
- Manager City Projects, Mr Blignault Olivier;
- Governance Coordinator, Mr John Byrne;
- Senior Projects Officer, Mrs Genevieve Hunter;
- Governance Officer, Mrs Lesley Taylor;
- Jackson McDonald Lawyers, Mr Simon Moen;
- Devwest Group Pty Ltd, Mr Tony Hatt;
- Devwest Group Pty Ltd, Mr Chad Ferguson;
- Devwest Group Pty Ltd, Mr Damon Ferguson;
- Wood Bagot Architects, Mr Will Scofield.

The Motion was Put and

CARRIED (6/0)

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

Governance Coordinator left the room at 5.15pm and returned at 5.44pm.

**MOVED Ms Page, SECONDED Cr Hollywood that the Office Development Committee
NOTES the Joondalup City Centre Development Project Status Report.**

The Motion was Put and

CARRIED (6/0)

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

Disclosures of interest affecting impartiality

Name/Position	Cr Tom McLean, JP.
Item No./Subject	Item 2 - Confidential - Joondalup City Centre Development – Masterplan.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A director of Devwest Pty Ltd is a friend of Cr McLean.

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	Item 2 - Confidential - Joondalup City Centre Development – Masterplan.
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	Item 2 - Confidential - Joondalup City Centre Development – Masterplan.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A director at Probuild Constructions (part of the Devwest Group Pty Ltd team) is a personal friend of Mr Olivier.

**ITEM 2 CONFIDENTIAL - JOONDALUP CITY CENTRE
DEVELOPMENT - MASTERPLAN**

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	103036, 101515
ATTACHMENTS	Attachment 1 Joondalup Civic Precinct Site Plan Attachment 2 Joondalup Civic Precinct planning history
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) 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.

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

Cr Thomas entered the room at 6.33pm.

Cr Chester left the room at 6.36pm and returned at 6.45pm.

OFFICER'S RECOMMENDATION

That the Office Development Committee NOTES the draft *Joondalup City Centre Masterplan* as presented at the Office Development Committee meeting held on 29 June 2015.

MOVED Cr Gobbert, SECONDED Cr McLean that the Office Development Committee ENDORSES the key principles contained in the draft *Joondalup City Centre Concept Plan* as presented at the Office Development Committee meeting held on 29 June 2015.

The Motion was Put and

CARRIED (6/0)

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

PROCEDURAL MOTION – THAT THE MEETING BE ADJOURNED – [08122, 02154]

MOVED Cr Hollywood, SECONDED Cr McLean that the meeting be ADJOURNED and RECONVENED on an appropriate day and time as determined by the Presiding Member to allow a further report to be presented to the Office Development Committee.

The Procedural Motion was Put and

CARRIED (6/0)

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

The meeting **ADJOURNED** at 6.48pm on 29 June 2015 with 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

RESUMPTION OF MEETING

The Presiding Member declared the **Office Development Committee** meeting that commenced on 29 June 2015 **RESUMED** at **9.05am** on **Monday 20 July 2015**, the following persons being present:

ATTENDANCE

Committee Members

Mayor Troy Pickard	<i>Presiding Member</i>	
Cr Kerry Hollywood		
Cr Tom McLean, JP		
Mr Garry Hunt	Chief Executive Officer	
Ms Dale Page	Director Planning and Community Development	<i>Absent from 10.12am to 10.15am</i>

Officers

Mr Brad Sillence	Manager Governance	
Mr Blignault Olivier	Manager City Projects	<i>Absent from 10.15am to 10.18am</i>
Mrs Genevieve Hunter	Senior Projects Officer	
Mrs Lesley Taylor	Governance Officer	

Guests

Mr Simon Moen	Technical Advisor, Partner - Jackson McDonald Lawyers	<i>Absent from 10.12am to 10.15am</i>
Ms Anka Burns	Jackson McDonald Lawyers	
Mr Tony Hatt	Devwest Group Pty Ltd	<i>Absent from 10.12am to 10.15am; And from 11.19am to 11.32am</i>
Mr Chad Ferguson	Devwest Group Pty Ltd	<i>Absent from 10.12am to 10.15am; And from 11.19am to 11.32am</i>
Mr Damon Ferguson	Devwest Group Pty Ltd	<i>Absent from 10.12am to 10.15am; And from 11.19am to 11.32am</i>
Mr Ashley Shepherd	Devwest Group Pty Ltd	<i>Absent from 10.12am to 10.15am; And from 11.19am to 11.32am</i>
Mr Will Scofield	Wood Bagot Architects	<i>to 10.16am</i>
Mr Joel Barber	Seedesign	<i>to 10.16am</i>
Mr Rod Mollett	Consultant Architect	<i>Absent from 10.15am to 10.18am</i>

Apology

Cr Liam Gobbert.

As Item 3 was deemed to be confidential in accordance with section 5.23(2)(c) of the *Local Government Act 1995*, the meeting remained closed to members of the public on its resumption.

Disclosures of interest affecting impartiality

Name/Position	Cr Tom McLean, JP.
Item No./Subject	Item 3 - Confidential - Joondalup City Centre Development: Project Status Report.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A director of Probuild Constructions is a friend of Cr McLean.

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	Item 3 - Confidential - Joondalup City Centre Development: Project Status Report.
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	Item 3 - Confidential - Joondalup City Centre Development: Project Status Report.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A Director of Probuild Constructions (part of the Devwest Group Pty Ltd team) is a personal friend of Mr Olivier.

ITEM 3 CONFIDENTIAL - JOONDALUP CITY CENTRE DEVELOPMENT: PROJECT STATUS REPORT

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	103036, 101515
ATTACHMENTS	Attachment 1 Draft Heads of Agreement made pursuant to clause 2(b) of the Memorandum of Understanding <i>(Please Note: This Report and Attachment is confidential and will appear in the official Minute Book only)</i>
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

This Report is confidential in accordance with section 5.23(2)(c) 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.

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

Cr Hollywood, Messrs Simon Moen, Chad Ferguson, Damon Ferguson, Tony Hatt and the Director Planning and Community Development left the meeting at 10.12am.

Cr Hollywood, Messrs Simon Moen, Chad Ferguson, Damon Ferguson, Tony Hatt and Director Planning and Community Development returned to the meeting at 10.15am.

The Manager City Projects and Mr Rod Mollett left the meeting at 10.15am.

Messrs Will Scofield and Joel Barber left the meeting at 10.16am.

The Manager City Projects and Mr Rod Mollett returned to the meeting at 10.18am.

Messrs Tony Hatt, Chad Ferguson, Damon Ferguson and Ashley Shepherd left the meeting at 11.19am and returned at 11.32am.

OFFICER'S RECOMMENDATION

That the Office Development Committee:

- 1 NOTES the draft Joondalup City Centre Concept Plan;
- 2 NOTES draft Heads of Agreement to be executed between the City and Devwest Group Pty Ltd (Devwest);
- 3 ENDORSES the City's draft submission in response to the State Government Request for Proposal for Joondalup Office Accommodation.

MOVED Mr Hunt, SECONDED Cr McLean that the Office Development Committee NOTES:

- 1 the draft updated Joondalup City Centre Concept Plan to be known as “Boas Place”;**
- 2 the draft Heads of Agreement to be executed between the City and Devwest Group Pty Ltd (Devwest);**
- 3 the City’s draft submission in response to the State Government Request for Proposal for Joondalup Office Accommodation.**

The Motion was Put and

CARRIED (5/0)

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

PROCEDURAL MOTION – THAT THE MEETING BE ADJOURNED – [08122, 02154]

MOVED Cr Hollywood, SECONDED Ms Page that the meeting be ADJOURNED and RECONVENED on Monday 27 July 2015 at 9.30am to enable a further report to be presented to finalise the:

- 1 City’s draft submission in response to the State Government Request for Proposal for Joondalup Office Accommodation;**
- 2 draft Heads of Agreement to be executed between the City and Devwest Group Pty Ltd (Devwest).**

The Procedural Motion was Put and

CARRIED (5/0)

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

The meeting **ADJOURNED** at 11.48am on 27 July 2015 with the following committee members being present at that time:

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

RESUMPTION OF MEETING

The Presiding Member declared the **Office Development Committee** meeting that commenced on 29 June 2015 **RESUMED** at **9.36am** on **Monday 27 July 2015**, the following persons being present:

ATTENDANCE

Committee Members

Mayor Troy Pickard	<i>Presiding Member</i>	
Cr Kerry Hollywood		
Cr Tom McLean, JP		
Mr Garry Hunt	Chief Executive Officer	<i>Absent from 11.48am to 11.50am</i>
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	
Mr Mark McCrory	Manager Marketing and Communications	<i>Absent from 10.28am to 10.30am to 10.26am</i>
Mrs Genevieve Hunter	Senior Projects Officer	
Mr Allan Ellingham	Senior Financial Analyst	
Ms Tania Pollitt	Executive Assistant to CEO	
Mrs Lesley Taylor	Governance Officer	

Guests

Mr Simon Moen	Technical Advisor, Partner - Jackson McDonald Lawyers	<i>to 11.51am</i>
Ms Anka Burns	Jackson McDonald Lawyers	<i>to 11.51am</i>
Mr Tony Hatt	Devwest Group Pty Ltd	<i>Absent from 10.48am to 10.52am; and from 11.30am to 11.48am</i>
Mr Chad Ferguson	Devwest Group Pty Ltd	<i>Absent from 11.30am to 11.48am</i>
Mr Damon Ferguson	Devwest Group Pty Ltd	<i>Absent from 11.30am to 11.48am</i>
Mr Will Scofield	Wood Bagot Architects	<i>Absent from 11.30am to 11.48am</i>
Mr Rod Mollett	Consultant Architect	<i>Absent from 11.02am to 11.05am</i>

Leave of Absence previously approved

Cr Liam Gobbert 24 July to 29 July 2015 inclusive.

As Item 4 was deemed to be confidential in accordance with section 5.23(2)(c) of the *Local Government Act 1995*, the meeting remained closed to members of the public on its resumption.

Disclosures of interest affecting impartiality

Name/Position	Cr Tom McLean, JP.
Item No./Subject	Item 4 – Confidential: Joondalup City Centre Office Development – Submission for State Government Office Accommodation in Joondalup and Heads of Agreement.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A director of Probuild Constructions is a friend of Cr McLean.

Name/Position	Ms Dale Page, Director Planning and Community Development.
Item No./Subject	Item 4 – Confidential: Joondalup City Centre Office Development – Submission for State Government Office Accommodation in Joondalup and Heads of Agreement.
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	Item 4 – Confidential: Joondalup City Centre Office Development – Submission for State Government Office Accommodation in Joondalup and Heads of Agreement.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	A Director of Probuild Constructions (part of the Devwest Group Pty Ltd team) is a personal friend of Mr Olivier.

ITEM 4 CONFIDENTIAL: JOONDALUP CITY CENTRE OFFICE DEVELOPMENT - SUBMISSION FOR STATE GOVERNMENT OFFICE ACCOMMODATION IN JOONDALUP AND HEADS OF AGREEMENT

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	103036, 101515
ATTACHMENT	Attachment 1 Draft Heads of Agreement (Please Note: <i>This Report and Attachment is confidential and will appear in the official Minute Book only</i>)
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

This Report is confidential in accordance with section 5.23(2)(c) 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.

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

OFFICER'S RECOMMENDATION

That:

- 1 the Office Development Committee ENDORSES the City's submission in response to the State Government Request for the Proposal for Joondalup Office Accommodation, as tabled at the Office Development Committee meeting held on 27 July 2015;
- 2 Council ENDORSES the draft Heads of Agreement to be executed between the City and Devwest Group Pty Ltd (Devwest) as detailed in Attachment 1 to this Report;
- 3 Council APPROVES the City's base submission and the Joondalup City Centre Concept Plan, known as "Boas Place", to be presented to the local members of Parliament for the Government in response to the State Government Request for Proposal for Joondalup Office Accommodation.

The Senior Projects Officer left the meeting at 10.26am.

The Manager Marketing and Communications left the meeting at 10.28am and returned at 10.30am.

Mr Tony Hatt left the meeting at 10.48am and returned at 10.52am.

Mr Rodd Mollett left the meeting at 11.02am and returned at 11.05am.

Messrs Tony Hatt, Chad Ferguson, Damon Ferguson and Will Scofield left the meeting at 11.30am and returned at 11.48am.

The Chief Executive Officer left the meeting at 11.48am and returned at 11.50am.

Mr Simon Moen and Ms Anka Burns left the meeting at 11.51am.

MOVED Cr McLean, SECONDED Cr Hollywood that:

- 1 the Office Development Committee ENDORSES the City’s submission in response to the State Government Request for the Proposal for Joondalup Office Accommodation, as tabled and as amended at the Office Development Committee meeting held on 27 July 2015;**
- 2 Council ENDORSES the draft Heads of Agreement as amended to be executed between the City and Devwest Group Pty Ltd (Devwest) as detailed in Attachment 1 to this Report;**
- 3 Council APPROVES the City’s base submission and the Joondalup City Centre Concept Plan, known as “Boas Place”, to be presented to the local members of Parliament for the Government in response to the State Government Request for Proposal for Joondalup Office Accommodation.**

The Motion was Put and

CARRIED (5/0)

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

MOTION TO GO TO OPEN DOORS – [08122, 02154]

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 now REOPENED TO THE PUBLIC.

The Motion was Put and

CARRIED (5/0)

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

The doors re-opened 11.54am. Due to the fact that no members of the public or press were in attendance, it was not necessary for the Presiding Member to read aloud the motion resolved by the committee as defined in the City's Meeting Procedures Local Law 2013.

URGENT BUSINESS

In accordance with clause 4.7(1) of the *City of Joondalup Meeting Procedures Local Law 2013*, the Presiding Member raised the following matter of urgent business:

MOVED Mayor Pickard, SECONDED Ms Page that the Office Development Committee REQUESTS a report be presented to Council considering the options for the potential redevelopment of the City's Administration Centre, 90 Boas Avenue, Joondalup, including but not limited to:

- 1 demolition of the existing building and redevelopment of the site for the City administrative operations plus other commercial activities;**
- 2 refurbishment of the existing building such that the building's external features and facade complement the components and building form of the Boas Place Concept Plan;**
- 3 demolition of the existing building with the relocation of the City's administrative operations to another location within the Boas Place Concept Plan.**

The Motion was Put and

CARRIED (5/0)

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

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Nil.

CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 11.56am; the following Committee Members being present at that time:

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