



AGENDA

FOR STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE MEETING TO BE HELD ON

**11 JANUARY 2016 AT THE CONCLUSION OF THE SPORT, RECREATION &
GRANTS COMMITTEE**

IN COMMITTEE ROOMS, 12 JAMES STREET, SALISBURY

MEMBERS

Cr G Caruso (Chairman)
Mayor G Aldridge
Cr E Gill
Cr D Proleta
Cr S Reardon
Cr G Reynolds (Deputy Chairman)
Cr B Vermeer
Cr J Woodman
Cr R Zahra

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager City Development, Mr T Sutcliffe
Manager Strategic Development Projects, Ms C Milton
Acting Manager Governance, Ms J Rowett

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Strategic Property Development Sub Committee Meeting held on 30 November 2015.

Presentation of the Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 30 November 2015.

REPORTS

OTHER BUSINESS

CONFIDENTIAL ITEMS

SPDSC1 Walpole Road Stage 3 - Medium Density Housing Update

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on that grounds that:

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - *it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
 - *information the disclosure of which would, on balance, be contrary to the public interest.*
2. *In weighing up the factors related to disclosure,*
 - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - *Non-disclosure of the matter and discussion of this item in confidence would protect information relating to proposed commercial negotiations regarding Walpole Road Stage 3 and enable Council to consider information prior to determining the most appropriate course of action.*

*On that basis the public's interest is best served by not disclosing the **Walpole Road Stage 3 - Medium Density Housing Update** item and discussion at this point in time.*
3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CLOSE



**MINUTES OF STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE
MEETING HELD IN COMMITTEE ROOMS, 12 JAMES STREET, SALISBURY ON**

30 NOVEMBER 2015

MEMBERS PRESENT

Cr G Caruso (Chairman)
Mayor G Aldridge
Cr E Gill
Cr D Proleta
Cr G Reynolds (Deputy Chairman)
Cr B Vermeer
Cr J Woodman
Cr R Zahra

STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Development, Mr T Sutcliffe
Manager Strategic Development Projects, Ms C Milton
Manager Governance, Ms T Norman

The meeting commenced at 7.05pm

The Chairman welcomed the members, staff and the gallery to the meeting.

APOLOGIES

Apologies were received from Cr S Reardon.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr R Zahra
Seconded Cr D Proleta

The Minutes of the Strategic Property Development Sub Committee Meeting held on 14 September 2015, be taken and read as confirmed.

CARRIED

Moved Cr R Zahra
Seconded Mayor G Aldridge

The Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 14 September 2015, be taken and read as confirmed.

CARRIED

REPORTS

SPDSC1 Tranche 1 Program Update Report

Moved Mayor G Aldridge
Seconded Cr G Reynolds

1. That the report be received and the update on the status of the Tranche 1 program be noted.
2. That a bank guarantee to a total value of \$1.32 million through the National Australia Bank for the purpose of meeting Council's obligations under the Housing Affordability Fund Deeds is approved, noting an additional projected cost to the projects of an estimated \$13,000 total for the bank guarantee.
3. That the variances between the revised revenue forecasts from 2014/15 Budget Review 1 outlined in the agenda report (Item No. SPDSC1, Strategic Property Development Sub Committee, 30/11/2015) be endorsed and recommended to Council as a non-discretionary budget review as part of the 2015/16 2nd Quarter Budget Review, as follows:

19739 Ryans Road – Emerald Green
Revised project revenue: \$13,477,272

18802 Diment Road – The Reserve
Revised project revenue: \$8,505,227

CARRIED

OTHER BUSINESS

Nil

CONFIDENTIAL ITEMS

SPDSC2 Tranche 2 - Program Status Update Report

Moved Cr R Zahra
Seconded Cr E Gill

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on that grounds that:

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) and (h) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - *it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
 - *information the disclosure of which would, on balance, be contrary to the public interest; and*
 - *legal advice.*
2. *In weighing up the factors related to disclosure,*
 - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - *Attachment 2 and 3 present legal advice, sales and revenue forecasts and project launch timing the disclosure of which would prejudice Council's commercial position.*

*On that basis the public's interest is best served by not disclosing the **Tranche 2 - Program Status Update Report** item and discussion at this point in time.*
3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 7.08pm

CLOSE

The meeting moved out of confidence and closed at 7.47pm

CHAIRMAN.....

DATE.....