

DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL
FOR THE PERIOD 15 NOVEMBER 2011 TO 28 FEBRUARY 2012

Structure Plan:

Document:	Structure Plan No 13.
Parties:	City of Joondalup and W A Planning Commission
Description:	Part 9 of District Planning Scheme No 2 outlines the process for dealing with Structure Plans. Craigie High School Structure Plan No 13 to guide the future subdivision and development of the site – Lot 500 (Lot 1) and Lot 501 (No 7) Arawa Place, Craigie.
Date:	15.11.11.
Signed/Sealed:	Sealed.
Legislation:	Part 9 of District Planning Scheme No 2 outlines the process for dealing with Structure Plans.
Strategic Plan Key Focus Area:	The Built Environment. To ensure high quality urban development within the City. To progress a range of innovative and high quality urban development projects within the City.
Policy:	During the subdivision of the site, the following two policies will apply: Council Policy Uniform Fencing – Subdivision. Council Policy Subdivision and Development Adjoining Areas of Public Space.
Risk Management Considerations:	Not Applicable.
Financial/Budget Implications:	The applicant has paid fees of \$9,749.57 (including GST) to cover all costs associated with assessing the Structure Plan and public consultation.
Regional Significance:	The proposed redevelopment of the former Craigie High School site, through the adoption and implementation of this Structure Plan, will provide approximately 177 additional dwellings. These additional dwellings will assist in delivering the aspirations of <i>Directions 2031 and Beyond</i> and draft <i>Outer Metropolitan Perth and Peel Sub-Regional Strategy</i> for the City of Joondalup.

<p>Sustainability Implications:</p>	<ul style="list-style-type: none"> • Environmental <p>The proposed Structure Plan supports the protection of selected vegetation within the public open space and along Camberwarra Drive where possible.</p> <p>The Structure Plan includes some specific built form requirements such as permitting north facing lots to have their outdoor living area within the front setback and eaves must be provided to all habitable rooms with the exception of south facing walls, which will contribute to the development of more energy efficient dwellings.</p> <p>Additional residents provided by the future subdivision will support the use of existing infrastructure such as bus and rail systems.</p> • Social <p>The proposed Structure Plan would facilitate the development of a variety of housing products on lots of variable sizes, ranging from low to medium density, thereby providing living choices to meet the various needs of the community. The draft Structure Plan proposes two public open space areas which will encourage residents to walk and socialise within their community.</p> • Economic <p>The proposed Structure Plan would enable the City to consider future subdivision and development on the site that will provide additional residents to the area who will contribute to supporting the local economy.</p>
<p>Consultation:</p>	<ul style="list-style-type: none"> • Written notification to all landowners within a 300 metre radius of the site (470 households). The same catchment was used to notify landowners of Scheme Amendment No 40 which zoned Lot 501 to 'Urban Development'. The notification included a draft Structure Plan map, FAQ, and details on where additional information could be obtained. • Documents being available at the City's Administration Building, and the Whitfords Customer Service Centre. • Two signs being erected in prominent locations on the site. • A notice being placed in the Joondalup Community newspaper. • A notice and documents on the City's website. <p>The advertising period commenced on 3 February 2011 and closed on 3 March 2011.</p>

Amendment to District Planning Scheme No 2:

Document:	Amendment No 62 to District Planning Scheme No 2
Parties:	City of Joondalup and W A Planning Commission
Description:	To amend the residential density code applicable to Lot 39 (14) Lennard Street, Marmion from R20 to R40.
Date:	21.12.11.
Signed/Sealed:	Sealed.
Legislation:	Part 5 of the <i>Planning and Development Act 2005</i> enables local government to amend a Local Planning Scheme and sets out the process to be followed.
Strategic Plan Key Focus Area:	The Built Environment. To ensure high quality urban development within the City.
Policy:	Not Applicable.
Risk Management Considerations:	Not Applicable.
Financial/Budget Implications:	The applicant has paid fees of \$4583 (incl GST) to cover costs associated with assessing the request and document production. Advertising costs are borne by the applicant and are estimated to be \$2,557.
Regional Significance:	Whilst the approved use of the site is 'Holiday Accommodation and Conference Centre' the site is currently used to accommodate students during school terms rather than providing real tourist accommodation.
Sustainability Implications:	The proposed amendment would enable future residential subdivision and development on the site that will provide additional dwellings. Being an infill site, this will contribute to environmental, economic and social sustainability by providing dwellings near existing facilities and infrastructure in an established suburb.
Consultation:	<p>The proposed scheme amendment was advertised for public comment for a period of 42 days, closing on 16 November 2011, as follows:</p> <ul style="list-style-type: none"> • 28 letters were sent to nearby landowners, and four letters to service authorities; • A sign was placed on the site; and • A notice placed in the local and the West Australian newspapers. <p>A notice and documents were placed on the City's website.</p>

Document:	Amendment No 63 to District Planning Scheme No 2.
Parties:	City of Joondalup and W A Planning Commission
Description:	To amend DPS2 to include Place of Worship, Place of Assembly and Caretaker's Dwelling as additional permitted land uses on Lot 28 Woodvale Drive, Woodvale.
Date:	21.12.11.
Signed/Sealed:	Sealed.
Legislation:	Part 5 of the <i>Planning and Development Act 2005</i> enables local government to amend a Local Planning Scheme and sets out the process to be followed.
Strategic Plan Key Focus Area:	The Built Environment. To ensure high quality urban development within the City.
Policy:	Not Applicable.
Risk Management Considerations:	Not Applicable.
Financial/Budget Implications:	The applicant has paid fees of \$3,272.50 (incl GST) to cover all costs with assessing the request, public consultation and document production.
Regional Significance:	Not Applicable.
Sustainability Implications:	Not Applicable.
Consultation:	<p>The proposed scheme amendment was advertised for public comment for a period of 42 days, closing on 26 October 2011 as follows:</p> <ul style="list-style-type: none"> • Letters sent to 41 nearby landowners and five letters to service authorities, • A sign placed on the site, • A notice placed in the local and the West Australian newspapers • A notice and documents placed on the City's website.

Power of Attorney:

Document:	Power of Attorney
Parties:	City of Joondalup and Tamala Park Regional Council
Description:	To grant Power of Attorney to Tamala Park Regional Council (TPRC) to enable it to enter into land dealings concerning the Tamala Park land. Reference Council Item CJ178-10/11.
Date:	14.02.12
Signed/Sealed:	Sealed.
Legislation:	Local Government Act 1995.
Strategic Plan Key Focus Area:	Leadership and Governance.
Policy:	Not Applicable.
Risk Management Considerations:	It is important to avoid any uncertainty in the Regional Council's dealings with the Tamala Park Land.
Financial/Budget Implications:	Not Applicable.
Regional Significance:	As a member local government of the Tamala Park Regional Council, it is important that the City acts to ensure the continuing efficacy of the Regional Council in the implementation of the Tamala Park project.
Sustainability Implications:	Not Applicable.
Consultation:	Nil.

Lease Agreement:

Document:	Lease
Parties:	City of Joondalup and Crown Castle Aust Pty Ltd
Description:	Lease of Part of Reserve 50443 and being Lot 503 on Deposited Plan 62965 being the whole of the land contained in Crown Land Title LR3157 Folio 933 – Warwick Regional Open Space, situated at 719 Beach Road, Warwick for purpose of constructing, maintaining and operating a telecommunications network and telecommunications service.
Date:	14.02.12.
Signed/Sealed:	Sealed.
Legislation:	Federal Legislation.
Strategic Plan Key Focus Area:	Community Wellbeing. To ensure the City's facilities and services are of a high quality and accessible to everyone.
Policy:	City Policy – Asset Management.
Risk Management Considerations:	Not Applicable.
Financial/Budget Implications:	The City will receive \$19,200 (plus GST) with a 5% annual review.
Regional Significance:	Not Applicable.
Sustainability Implications:	Not Applicable.
Consultation:	Not Applicable.

Memorandum of Understanding:

Document:	Memorandum of Understanding
Parties:	City of Joondalup and State Government
Description:	Memorandum of Understanding (MOU) between the State Government and City in relation to the Ocean Reef Marina project.
Date:	14.02.12.
Signed/Sealed:	Sealed.
Legislation:	All requirements of the Local Government Act in relation to dealings involving commercial undertakings and land development.
Strategic Plan Key Focus Area:	The Built Environment, Objective 4.2: To progress a range of innovative and high quality urban development projects within the City. Strategy 4.2.1: Develop a concept for, and commit to, the development of land at the Ocean Reef Marina Site.
Policy:	Recognition that the project will conform to the City's governance framework and is aligned with the Project Philosophy and Parameters Report as endorsed by Council (Item JSC5-05/09 refers).
Risk Management considerations:	The Risk Assessment Report (December 2009) identifies developing a relationship with the State Government through a Memorandum of Understanding as a risk treatment strategy for the approvals process.
Financial/Budget Implications:	The finalisation of the MOU for the Ocean Reef Marina Development will ensure that the necessary expenditure for the preparation of a Business Case and Structure Plan is in accordance with the endorsed 2011/2012 and 2012/2013 budget for the project.
Regional Significance:	The development of the Ocean Reef Marina will become a significant tourist/visitor destination and a key focal point within the northern Perth corridor.
Sustainability Implications:	Progression of the structure planning process will facilitate a number of studies/reports that address key issues pertaining to sustainability ie economic feasibility, environmental sustainability. The undertaking of these studies is aligned with the Project Philosophy and Parameters Report as endorsed by Council (Item JSC5-05/09 refers).
Consultation:	A community consultation plan was prepared and implemented in accordance with Public Participation Policy 1.2 and the development of the consultation process for the Ocean Reef Marina Concept Plan was informed by the Policy and in alignment with the Public Participation Strategy (2006).

Grant of Easement:

Document:	Grant of Easement
Parties:	City of Joondalup and Marmion Angling and Aquatic Club
Description:	To provide reciprocal access over Crown Land, for which the City has a Management Order, and the Marmion Angling and Aquatic Club site as depicted on the attached deposited plan.
Date:	14.02.12.
Signed/Sealed:	Sealed.
Legislation:	Land Administration Act 1997, section 195 and 196
Strategic Plan Key Focus Area:	Not Applicable.
Policy:	Not Applicable.
Risk Management Considerations:	Not Applicable.
Financial/Budget Implications:	The applicant is responsible for meeting all costs associated with drafting the proposal plan and the final deposited plan depicting the new lot boundaries.
Regional Significance:	Not Applicable.
Sustainability Implications:	The proposal relates only to the excision of land for the purpose of realigning the boundaries.
Consultation:	Service authorities were consulted for a period of 21 days to determine whether there would be any impact on infrastructure on site. As there are no proposed physical changes to the site, public consultation was not undertaken.

Section 70A Notification:

Document:	Notification Under Section 70A of Transfer Of Land Act 1893 as amended.
Parties:	City of Joondalup and Craig Allen Russell (Russell Properties P/L)
Description:	Section 70A to alert future owners of newly created Lots 63 and 64 Lookout Vista that these lots are affected by a “P” class soil classification, that requires specific building standards to be applied to any development on these lots and that the City will need to be consulted prior to any works being undertaken. Property – Lot 573 (18) Quarry Ramble, Edgewater.
Date:	28.02.12.
Signed/Sealed:	Sealed.
Legislation:	Transfer Of Land Act 1893 as amended, Planning and Development Act 2005.
Strategic Plan Key Focus Area:	The Built Environment.
Policy:	The purpose of the Section 70A is to alert future landowners of the restrictions that apply to these lots. This reduces the risk that purchasers of the properties will not be informed of the applicable restrictions.
Risk Management Considerations:	The exclusion of a s70A Notification could result in a landowner taking action against the City if a dwelling is damaged due to unstable landform.
Financial/Budget Implications:	Nil.
Regional Significance:	Not Applicable.
Sustainability Implications:	To ensure that development occurs on stable land.
Consultation:	Nil, as this relates to a subdivision approved by the W A Planning Commission.