

DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL  
FOR THE PERIOD 20 NOVEMBER TO 8 JANUARY 2013

Section 70A Notification:

<b>Document:</b>	Section 70A Notification.
<b>Parties:</b>	<b>City of Joondalup and L &amp; D Carter</b>
<b>Description:</b>	To restrict the occupation of the ancillary accommodation to dependant member(s) of the family of the occupier(s) of the main dwelling on the land at Lot 1940 (No. 19) Calis Avenue, Iluka.
<b>Date:</b>	27.11.12
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>District Planning Scheme No. 2.</i>
<b>Strategic Community Plan:</b>	Quality Urban Environment.
<b>Key Theme:</b>	Quality built outcomes.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the Section 70A is to alert future landowners of the restrictions that apply to this dwelling. This reduces the risk that purchasers of the property will not be informed of the applicable restrictions.
<b>Financial/Budget Implications:</b>	The applicant paid fees of \$1,572.48 excluding GST to cover all costs associated with the application.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Ancillary accommodation assists in providing diversity to housing choice for large extended families.
<b>Consultation:</b>	The proposal was advertised to one adjoining property for comment during the assessment process.

<b>Document:</b>	Section 70A Notification.
<b>Parties:</b>	<b>City of Joondalup and D J C Cera and V N M Cera</b>
<b>Description:</b>	To restrict the occupation of the ancillary accommodation to dependant member(s) of the family of the occupier(s) of the main dwelling on the land at Lot 643 (No. 24) Sherington Road, Greenwood.
<b>Date:</b>	8.01.13
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>District Planning Scheme No. 2.</i>
<b>Strategic Community Plan:</b>	Quality Urban Environment.
<b>Key Theme:</b>	Quality built outcomes.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the Section 70A is to alert future landowners of the restrictions that apply to this dwelling. This reduces the risk that purchasers of the property will not be informed of the applicable restrictions.
<b>Financial/Budget Implications:</b>	The applicant paid fees of \$139 (new ancillary accommodation) excluding GST to cover all costs associated with the application.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Ancillary accommodation assists in providing diversity to housing choice for large extended families.
<b>Consultation:</b>	The proposal was not advertised as it is considered there is no impact on adjoining properties as a result of the development.

<b>Document:</b>	Section 70A Notification.
<b>Parties:</b>	<b>City of Joondalup and S Shaw and A Simpson</b>
<b>Description:</b>	To restrict the occupation of the ancillary accommodation to dependant member(s) of the family of the occupier(s) of the main dwelling on the land at Lot 335 (No. 7) Tara Court, Woodvale.
<b>Date:</b>	8.01.13
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>District Planning Scheme No. 2.</i>
<b>Strategic Community Plan:</b>	Quality Urban Environment.
<b>Key Theme:</b>	Quality built outcomes.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the Section 70A is to alert future landowners of the restrictions that apply to this dwelling. This reduces the risk that purchasers of the property will not be informed of the applicable restrictions.
<b>Financial/Budget Implications:</b>	The applicant paid fees of \$224 (ancillary accommodation) excluding GST to cover all costs associated with the application.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Ancillary Accommodation assists in providing diversity to housing choice for large extended families.
<b>Consultation:</b>	The proposal was advertised to five neighbouring properties for comment during the assessment process.

<b>Document:</b>	Section 70A Notification.
<b>Parties:</b>	<b>City of Joondalup and L Tsz Hin Man</b>
<b>Description:</b>	To restrict the occupation of the studio as a household independent of the household occupying the main dwelling components of the development. The studio shall only be occupied as of the main use of the dwelling at Lot 48 (No. 1) Albright Hill, Joondalup.
<b>Date:</b>	8.01.13
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>District Planning Scheme No. 2.</i>
<b>Strategic Community Plan:</b>	Quality Urban Environment.
<b>Key Theme:</b>	Quality built outcomes.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the Section 70A is to alert future landowners of the restrictions that apply to this dwelling. This reduces the risk that purchasers of the property will not be informed of the applicable restrictions.
<b>Financial/Budget Implications:</b>	The applicant paid fees of \$2,175 (three new dwellings and studio accommodation) excluding GST to cover all costs associated with the application.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Studio accommodation assists in providing diversity in housing choice.
<b>Consultation:</b>	The proposal was not advertised as it is considered there is no impact on adjoining properties as a result of the development.

## Deed

<b>Document:</b>	Deed.
<b>Parties:</b>	<b>City of Joondalup; Tonic Holdings Pty Ltd and Synergy WA Pty Ltd</b>
<b>Description:</b>	Assignment of lease between the City of Joondalup; Tonic Holdings Pty Ltd and Synergy WA Pty Ltd from Elanta Nominees Pty Ltd to operate a child care facility at Lot 6 (No. 905) Dugdale Street, Warwick.
<b>Date:</b>	20.11.12
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Section 3.58 of the <i>Local Government Act 1995</i> .
<b>Strategic Community Plan:</b>	Community Wellbeing.
<b>Key Theme:</b>	Quality facilities.
<b>Policy:</b>	City Policy – Asset Management.
<b>Risk Management Considerations:</b>	The existing patrons of the facility expect a continuation of service in the area.
<b>Financial/Budget Implications:</b>	The applicant paid fees of \$182,055 in rent for the remainder of the first term of the lease date with an annual 5% increase for the term of the lease.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	It is appropriate the assignment of leases is endorsed to allow for the continuation of the child care service in the local community.
<b>Consultation:</b>	Not applicable.

## Lease

<b>Document:</b>	Lease.
<b>Parties:</b>	<b>City of Joondalup and Telstra Corporation</b>
<b>Description:</b>	Lease between the City of Joondalup and Telstra Corporation to continue with the provision of telecommunications equipment at Lot 507 (No. 90) Boas Avenue, Joondalup.
<b>Date:</b>	18.12.12
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Section 3.58 of <i>Local Government Act 1995</i> and the <i>Local Government (Functions and General) Regulations 1996</i> .
<b>Strategic Community Plan:</b>	Community Wellbeing.
<b>Key Theme:</b>	Quality facilities.
<b>Policy:</b>	City Policy – Asset Management.
<b>Risk Management Considerations:</b>	The community expect good mobile reception in all metropolitan areas.
<b>Financial/Budget Implications:</b>	The City will receive \$19,800 (exclusive of GST) from the date of commencement with an annual 5% increase for the term of the lease.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Adequate and reliable mobile communications reception is in demand and on the increase. The City needs to ensure it assists the mobile carriers to establish in the most convenient and receptive areas.
<b>Consultation:</b>	Not applicable.

## Local Law

<b>Document:</b>	Local Law.
<b>Parties:</b>	<b>City of Joondalup</b>
<b>Description:</b>	Pest Plant Local Law 2012 in accordance with Council resolution CJ232-11/12 refers.
<b>Date:</b>	11.12.12
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>Local Government Act 1995.</i> <i>Agriculture and Related Resources Protection Act 1976.</i>
<b>Strategic Community Plan:</b>	The Natural Environment.
<b>Key Theme:</b>	Environment resilience.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	Not applicable.
<b>Financial/Budget Implications:</b>	Not applicable.
<b>Regional Significance:</b>	The implementation of the City of Joondalup <i>Pest Plant Local Law 2012</i> will demonstrate commitment and leadership to the eradication and control of Calthrop in the region.
<b>Sustainability Implications:</b>	If pest plants are allowed to establish they have the potential to outcompete the City's unique floral biodiversity.
<b>Consultation:</b>	Consultation occurred in accordance with the local law making procedures detailed in the <i>Local Government Act 1995</i> .

**Replacement of Caveat:**

<b>Document:</b>	Replacement of Caveat.
<b>Parties:</b>	<b>City of Joondalup and F Colotti and S M Colotti</b>
<b>Description:</b>	Replacement of Caveat to enable the transfer for land from Damian A Jambu to Francesco and Silvana Marie Colotti. Caveat is required to enable vehicular access and parking on the adjacent Warwick Entertainment Complex site at Lot 7 (No. 8) Dugdale Street, Warwick.
<b>Date:</b>	11.12.12
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>District Planning Scheme No. 2.</i> <i>Transfer of Land Act 1893 (as amended).</i>
<b>Strategic Community Plan:</b>	Quality Urban Environment.
<b>Key Theme:</b>	Integrated spaces.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the deed/agreement is to ensure reciprocal access and parking is maintained over the sites. This will reduce the risk that future purchasers of the property will not be informed of the access and parking requirements.
<b>Financial/Budget Implications:</b>	Not applicable as the replacement of the caveat is at the cost of the applicant.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not Applicable.

**Withdrawal of Caveat:**

<b>Document:</b>	Withdrawal of Caveat.
<b>Parties:</b>	<b>City of Joondalup and Zangel Pty Ltd</b>
<b>Description:</b>	<p>To enable temporary withdrawal of the City's caveat to allow for the registration of a new mortgage over the land at Lot 2 (No. 269) Eddystone Avenue, Beldon and Lot 3 (No. 36) Gwendoline Drive, Beldon.</p> <p>The City's caveat relates to reciprocal access and car parking across the sites and will be replaced following finalisation of the mortgage documentation.</p>
<b>Date:</b>	21.12.12
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>District Planning Scheme No. 2.</i>
<b>Strategic Community Plan:</b>	Quality Urban Environment.
<b>Key Theme:</b>	Integrated spaces.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the caveat is to ensure reciprocal access and parking is maintained over the sites. This will reduce the risk that future purchases of the property will not be informed of the access and parking requirements.
<b>Financial/Budget Implications:</b>	Not applicable as the replacement of the caveat is at the cost of the applicant.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.

## Amendment to District Planning Scheme No. 2

<b>Document:</b>	Amendment to <i>District Planning Scheme No. 2</i> .
<b>Parties:</b>	<b>City of Joondalup and WA Planning Commission</b>
<b>Description:</b>	Amendment No. 64 to <i>District Planning Scheme No. 2</i> as per resolution of Council 11 December 2012 – Council resolution CJ271-12/12 refers.
<b>Date:</b>	8.01.13
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Part 5 of the <i>Planning and Development Act 2005</i> enables local governments to amend their local planning schemes and sets out the process to be followed.
<b>Strategic Community Plan:</b>	Quality Urban Environment.
<b>Key Theme:</b>	Quality built outcomes.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	If the Minister decides not to adopt the amendment, the existing Joondalup City Centre Development Plan and Manual will prevail which does not reflect the City's current aspirations for the City Centre.
<b>Financial/Budget Implications:</b>	Amendment 64 has been prepared with in-house resources. Advertising costs were approximately \$990.
<b>Regional Significance:</b>	The adoption of the scheme amendment and Joondalup City Centre Structure Plan will assist the desired future economic and social development that will reinforce the Joondalup City Centre as the major centre for the north-west region.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	<p>The proposed scheme amendment was advertised for public comment for a period of 42 days as follows:</p> <ul style="list-style-type: none"> <li>• Letters sent to previous submitters and key stakeholders in the City Centre</li> <li>• A notice placed in the local newspaper for two consecutive weeks</li> <li>• Notice and documents placed at the City's libraries and customer service centres</li> <li>• Notice and documents placed on the City's website.</li> </ul>

<b>Document:</b>	Amendment to <i>District Planning Scheme No. 2</i> .
<b>Parties:</b>	<b>City of Joondalup and WA Planning Commission</b>
<b>Description:</b>	Amendment No. 66 to <i>District Planning Scheme No. 2</i> as per resolution of Council 11 December 2012 – Council resolution CJ290-12/12 refers.
<b>Date:</b>	8.01.13
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Section 76 of the <i>Planning and Development Act 2005</i> .
<b>Strategic Community Plan:</b>	Quality Urban Environment.
<b>Key Theme:</b>	Quality built outcomes.
<b>Policy:</b>	Centres Strategy.
<b>Risk Management Considerations:</b>	The scheme amendment is required by the section 76 order and the Minister for Planning can take action to ensure compliance with the order. The proposed scheme amendment has been worded to address the requirements of the order, but also to protect the City's interests in ensuring orderly and proper planning and development of each of its centres and orderly and proper development of centres in relation to each other and in relation to the hierarchy of centres established under both the City's draft Local Commercial Strategy and the State's Activity Centres Policy.
<b>Financial/Budget Implications:</b>	The total costs associated with advertising and finalising the scheme amendment will be \$1,325. Additional costs of \$8,352 have been incurred for legal advice on the proposed wording of the amendment.
<b>Regional Significance:</b>	The removal of the maximum retail floor areas specified under <i>District Planning Scheme No. 2</i> without the final adoption of a Local Commercial Strategy has the potential to result in an oversupply of retail floor space in certain centres within the City of Joondalup and adjoining local government authorities. It could also result in the undermining of the centres hierarchy as established in the Activity Centres Policy. However, as per the comments in the Risk Management Considerations section above, having the ability under the scheme to require Activity Centre Structure Plans for the larger centres as a precursor to major developments will at least control the impact of these bigger centres on each other, on the smaller centres in their vicinity and on the primacy of the Joondalup City centre.

<p><b>Sustainability Implications:</b></p>	<p>With the deletion of Schedule 3 of <i>District Planning Scheme No. 2</i> and the associated clauses prior to the scheme review and the adoption of a Local Commercial Strategy, any proposed expansion of retail floor space in the interim may result in a disproportionate allocation of floor space, impacting on the sustainability of particularly some of the smaller commercial centres.</p>
<p><b>Consultation:</b></p>	<p>Public advertising of the scheme amendment was undertaken for a period of 42 days as follows:</p> <ul style="list-style-type: none"> <li>• Letters to commercial centre landowners/management</li> <li>• A notice placed in the local and the West Australian newspapers</li> <li>• Notice and documents placed on the City's website.</li> </ul>

## Modified Structure Plan

<b>Document:</b>	Modified Structure Plan.
<b>Parties:</b>	<b>City of Joondalup and WA Planning Commission</b>
<b>Description:</b>	Modified Structure Plan – Burns Beach No. 10 to increase the residential density of undeveloped land currently coded R20 in the Northern Residential Precinct to R25 and increase the residential density of part of the undeveloped land coded R20 in “Stage 7” to R40. The amendments will result in the creation of approximately 159 additional lots.
<b>Date:</b>	8.01.13
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Clause 9.7 of <i>District Planning Scheme No. 2</i> enables Council to amend an Agreed Structure Plan subject to the approval of the Western Australian Planning Commission.
<b>Strategic Community Plan:</b>	Quality Urban Environment.
<b>Key Theme:</b>	Quality built outcomes.
<b>Policy:</b>	<i>Directions 2031 and Beyond (WAPC).</i> <i>Draft Outer Metropolitan Sub-Regional Strategy (WAPC).</i>
<b>Risk Management Considerations:</b>	The proponent has the right of review against Council’s decision in accordance with the <i>State Administrative Tribunal Act 2004</i> and the <i>Planning and Development Act 2005</i> .
<b>Financial/Budget Implications:</b>	The applicant has paid fees of \$5,969 (inc GST) to cover all costs associated with assessing the Structure Plan and public consultation.
<b>Regional Significance:</b>	Directions 2031 and Outer Metropolitan Perth and Peel Sub-Regional Strategy provide aspirations for the better utilisation of urban land through the establishment of dwelling targets for both green field and infill development sites. The proposed density increase will provide the opportunity for additional dwellings to be developed in the area.
<b>Sustainability Implications:</b>	The proposed density increase has the potential to provide additional dwellings in the area which will allow more efficient use of the proposed and existing infrastructure.
<b>Consultation:</b>	The advertising period commenced 2 February 2013 and closed 23 February 2012. Advertising consisted of: <ul style="list-style-type: none"> <li>• Written notification to 18 nearby landowners</li> <li>• Documents being available at the City’s Administration Building</li> <li>• A notice being placed in the Joondalup Community newspaper</li> <li>• Notice and documents being placed on the City’s website.</li> </ul>