

**DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL  
FOR THE PERIOD 24 SEPTEMBER TO 8 OCTOBER 2013**

**MEETING PROCEDURES LOCAL LAW:**

<b>Document:</b>	City of Joondalup Meeting Procedures Local Law.
<b>Parties:</b>	<b>City of Joondalup.</b>
<b>Description:</b>	To provide the rules that apply to the conduct of meeting of the Council and its committees and to meetings of electors.
<b>Date:</b>	18 September 2013.
<b>Signed/Sealed:</b>	24 September 2013.
<b>Legislation:</b>	<i>Local Government Act 1995.</i> <i>Local Government (Administration) Regulations 1996.</i> <i>Local Government (Functions and General) Regulations 1996.</i> <i>Local Government (Rules of Conduct) Regulations 2007.</i>
<b>Strategic Community Plan:</b>	Governance and Leadership.
<b>Key Theme:</b>	Corporate capacity.
<b>Policy:</b>	<i>Code of Conduct.</i>
<b>Risk Management Considerations:</b>	Council has resolved to make the <i>City of Joondalup Meeting Procedures Local Law 2013</i> . Should the local law not be signed and sealed, and subsequently gazetted within six months, the local law making process must be re-commenced.
<b>Financial/Budget Implications:</b>	Funds associated with the statutory advertising are available in the 2013-14 Budget.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	<p>Elected Members were consulted via a 'Green Paper', Strategy Session and various reports during the local law making process. The local law was advertised for six weeks as follows:</p> <ul style="list-style-type: none"> <li>• In a newspaper circulating through the state.</li> <li>• In a newspaper circulating through the district.</li> <li>• On public notice boards at the City of Joondalup Administration Centre, public libraries and customer service centres.</li> <li>• On the City's website.</li> </ul> <p>A copy of the local law was also provided to the Minister for Local Government and Communities.</p>

**WITHDRAWAL OF CAVEAT:**

<b>Document:</b>	Withdrawal of Caveat.
<b>Parties:</b>	<b>City of Joondalup and JBT Corp Pty Ltd.</b>
<b>Description:</b>	Temporary withdrawal of caveat to enable the registration of a mortgage on the land at Lots 311, 312 and 313 (46, 42 and 38) McLarty Avenue, Joondalup and will be replaced following replacement of the mortgage.
<b>Date:</b>	25 September 2013.
<b>Signed/Sealed:</b>	8 October 2013.
<b>Legislation:</b>	<i>Transfer of Land Act 1893.</i>
<b>Strategic Community Plan:</b> <b>Key Theme:</b>	Not applicable.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the deed is to ensure reciprocal access and parking is maintained over the sites should the ownership of the sites change. This will reduce the risk of future purchasers of the property not being informed of the access and parking requirements.
<b>Financial/Budget Implications:</b>	Not applicable as the applicant is responsible for all costs associated with the replacement deed.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.

**SECTION 70A NOTIFICATION:**

<b>Document:</b>	Section 70A Notification.
<b>Parties:</b>	<b>City of Joondalup and Currambine District Centre Two Pty Ltd.</b>
<b>Description:</b>	To modify the existing Section 70A on Lot 5001 (86) Delamere Avenue to make provision of 55 car parking bays (previously 41) to be provided on Lot 5001 (86) Delamere Avenue for the exclusive use of patrons of, and visitors to, and employees of the occupier of, Lot 5002 (74) Delamere Avenue and that if, for any reason, including the sale or redevelopment of Lot 5001 (86) Delamere Avenue, the car parking bays to be provided on Lot 5001 (86) Delamere Avenue become unavailable then the use of Lot 5002 (74) Delamere Avenue may be contrary to a condition of the development approval and may constitute an offence under the <i>Joondalup District Planning Scheme No. 2</i> .
<b>Date:</b>	11 October 2013.
<b>Signed/Sealed:</b>	
<b>Legislation:</b>	<i>Transfer of Land Act 1893.</i>
<b>Strategic Community Plan:</b> <b>Key Theme:</b>	Not applicable.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the Section 70A is to ensure that adequate provision is made for car parking bays across both sites and their associated proposed developments.
<b>Financial/Budget Implications:</b>	Not applicable as the applicant is responsible for all costs associated with the deed, Section 70A and car parking.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.

<b>Document:</b>	Section 70A Notification.
<b>Parties:</b>	<b>City of Joondalup and Currambine District Centre One Pty Ltd.</b>
<b>Description:</b>	To modify the existing Section 70A on Lot 5002 (74) Delamere Avenue to make provision of 55 car parking bays (previously 41) to be provided on Lot 5001 (86) Delamere Avenue for the exclusive use of patrons of, and visitors to, and employees of the occupier of, Lot 5002 (74) Delamere Avenue and that if, for any reason, including the sale or redevelopment of Lot 5001 (86) Delamere Avenue, the car parking bays to be provided on Lot 5001 (86) Delamere Avenue become unavailable then the use of Lot 5002 (74) Delamere Avenue may be contrary to a condition of the development approval and may constitute an offence under the <i>Joondalup District Planning Scheme No. 2</i> .
<b>Date:</b>	11 October 2013.
<b>Signed/Sealed:</b>	
<b>Legislation:</b>	<i>Transfer of Land Act.</i>
<b>Strategic Community Plan:</b> <b>Key Theme:</b>	Not applicable.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the Section 70A is to ensure that adequate provision is made for car parking bays across both sites and their associated proposed developments.
<b>Financial/Budget Implications:</b>	Not applicable as the applicant is responsible for all costs associated with the deed, Section 70A and car parking.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.

**DEED:**

<b>Document:</b>	Deed of Agreement.
<b>Parties:</b>	<b>City of Joondalup and Currambine District Centre One Pty Ltd</b> <b>City of Joondalup and Currambine District Centre Two Pty Ltd</b> <b>City of Joondalup</b>
<b>Description:</b>	The purpose of the deed is to ensure that a car park is constructed on Lot 5001 (86) Delamere Avenue for use by patrons, visitors and employees of the occupiers of Lot 5502 (74) Delamere Avenue within 120 business days as per the conditions of planning approval granted by the Development Assessment Panel on the 7 March 2012 and 17 October 2012.
<b>Date:</b>	11 October 2013.
<b>Signed/Sealed:</b>	
<b>Legislation:</b>	<i>Transfer of Land Act 1893.</i>
<b>Strategic Community Plan:</b> <b>Key Theme:</b>	Not applicable.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the deed is to ensure that 55 parking bays are provided on Lot 5001 (86) Delamere Avenue, Currambine to accommodate an approved car parking shortfall of 55 bays at Lot 5002 (74) Delamere Avenue. Should the deed not be executed and car parking not be provided, there will be an insufficient number of car bays to accommodate patrons of, visitors of and employees of the development at Lot 5002 (74) Delamere Avenue, Currambine.
<b>Financial/Budget Implications:</b>	Not applicable as the applicant is responsible for all costs associated with the deed and car park.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.