

DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL
FOR THE PERIOD 2 JUNE 2015 TO 23 JUNE 2015

DEED OF EXTENSION OF LEASE:

Document:	Lease Agreement.
Parties:	City of Joondalup and Cafelife WA Pty Ltd.
Description:	Deed of extension of lease agreement between City of Joondalup and Cafelife WA Pty Ltd for the property at Craigie Leisure Centre, 751 Whitfords Avenue, Craigie for one year commencing 21 April 2015.
Date:	2 June 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> , together with the <i>Local Government (Functions and General) Regulations 1996</i> determine how a local government may dispose of property.
Strategic Community Plan:	Community Wellbeing.
Key Theme:	Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	The Property Management Framework (PMF) aims to support the equitable access and the efficient and effective management of City owned and managed properties. It also recognises the value and community benefit of activities organised and provided for by community groups. In addition, the PMF aims to protect and enhance the City's assets for the benefit of the community and for future generations.
Consultation:	Not applicable.

CONTRACT FOR SALE:

Document:	Contract for sale.
Parties:	City of Joondalup and Electricity Networks Corporation.
Description:	Contract for sale between City of Joondalup and Electricity Networks Corporation to purchase Lot 489 Grand Boulevard, Joondalup (Lot 489 plan 17996 Volume 1902 Folio 582).
Date:	2 June 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	Section 3.59 of the <i>Local Government Act 1995</i> .
Strategic Community Plan:	Economic Prosperity, Vibrancy and Growth.
Key Theme:	Primary centre status.
Policy:	Not applicable.
Risk Management Considerations:	<p>Should the City not purchase Lot 489 Grand Boulevard, Joondalup from Western Power, the opportunity to develop an improved design of future multi storey car parks on City owned adjoining existing on-ground parking lots, with better circulation and increased income generation for the life of the project would be lost.</p> <p>The option of not proceeding to purchase the site was considered and would result in having a detrimental impact on planning and car bay numbers, design aesthetics, and operation of the car park. The ability to generate increased income over the life of the project would be reduced.</p>
Financial/Budget Implications:	<p>Cost of purchase from Western Power is \$26,297 for Lot 489 Grand Boulevard, Joondalup. The cost to purchase the site will be charged to the multi storey car park project listed within the 2014-15 budget.</p> <p>All amounts quoted in this report are exclusive of GST.</p>
Regional Significance:	Future multi storey car parks will service local and regional accessibility. Increasing the availability of car parking could assist in attracting people to the City Centre.
Sustainability Implications:	Not applicable.
Consultation:	<p>Consultation and negotiation with Western Power was initiated for the purpose of acquiring from Western Power Lot 489 Grand Boulevard, Joondalup which adjoins City owned Lot 456 (104) McLarty Avenue, Joondalup to secure the ability to combine with any future multi storey development of the City owned adjoining and existing on-ground parking lots. In order to effect a transfer of the site, Western Power is prepared to sell the site to the City.</p> <p>The City obtained an indicative valuation advice on the property in order to negotiate a potential acquisition. Western Power has offered to transfer and sell the site to the City at the mid-point valuation between highest and lowest values.</p>

CONTRACT FOR SALE:

Document:	Contract for sale.
Parties:	City of Joondalup and Electricity Networks Corporation.
Description:	Contract for sale between City of Joondalup and Electricity Networks Corporation to purchase Lot 536 Davidson Terrace, Joondalup (Lot 536 plan 19634 Volume 2032 Folio 221).
Date:	2 June 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	Section 3.59 of the <i>Local Government Act 1995</i> .
Strategic Community Plan:	
Key Theme:	Economic prosperity, vibrancy and growth.
Policy:	Not applicable.
Risk Management Considerations:	<p>Should the City not purchase Lot 536 Davidson Terrace, Joondalup from Western Power, the opportunity to develop an improved design of future multi storey car parks on City owned adjoining existing on-ground parking lots, with better circulation and increased income generation for the life of the project would be lost.</p> <p>The option of not proceeding to purchase the site was considered and would result in having a detrimental impact on planning and car bay numbers, design aesthetics, and operation of the car park. The ability to generate increased income over the life of the project would be reduced.</p>
Financial/Budget Implications:	<p>Cost of purchase from Western Power is \$29,812.50 for Lot 536 Davidson Terrace, Joondalup. The cost to purchase the site will be charged to the multi storey car park project listed within the 2014-15 budget.</p> <p>All amounts quoted in this report are exclusive of GST.</p>
Regional Significance:	Future multi storey car parks will service local and regional accessibility. Increasing the availability of car parking could assist in attracting people to the City Centre.
Sustainability Implications:	Not applicable.
Consultation:	<p>Consultation and negotiation with Western Power was initiated for the purpose of acquiring from Western Power Lot 356 Davidson Terrace, Joondalup which adjoins City owned Lot 522 (9) Davidson Terrace, Joondalup to secure the ability to combine with any future multi storey development of the City owned adjoining and existing on-ground parking lots. In order to effect a transfer of the site, Western Power is prepared to sell the site to the City.</p> <p>The City obtained an indicative valuation advice on the property in order to negotiate a potential acquisition. Wester Power has offered to transfer and sell the site to the City at the mid-point valuation between highest and lowest values.</p>

RESTRICTIVE COVENANT:

Document:	Restrictive Covenant.
Parties:	City of Joondalup and 60th Dhammachia Education Foundation.
Description:	Restrictive Covenant relating to Western Australian Planning Commission (WAPC) Reference 1135-14 between City of Joondalup and 60 th Dhammachia Education Foundation to advise future purchasers that the lot is only to be developed for the purpose of single bedroom dwellings (Lot 234 No. 174 Moolanda Boulevard, Kingsley).
Date:	23 June 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893.</i>
Strategic Community Plan:	Quality Urban Environment.
Key Theme:	Quality built outcomes.
Policy:	Not applicable.
Risk Management Considerations:	<p>It is noted that there are two subdivision approvals that relate to this site being an initial three lot subdivision (WAPC Reference 149937) followed by a strata subdivision (WAPC Reference 1135-14) of one of the initial three lots.</p> <p>The proposed lots and development on these lots have been assessed and approved for single bedroom dwellings only.</p> <p>The subdivision approvals each include a condition which requires a restrictive covenant to be placed on the certificate of titles to alert purchasers of this requirement.</p>
Financial/Budget Implications:	Not applicable. The cost associated with the development of the restrictive covenants and lodgement is at the applicant's cost.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

RESTRICTIVE COVENANT:

Document:	Restrictive Covenant.
Parties:	City of Joondalup and 60th Dhammachia Education Foundation.
Description:	Restrictive Covenant relating to Western Australian Planning Commission (WAPC) Reference 149937 between City of Joondalup and 60 th Dhammachia Education Foundation to advise future purchasers that the lot is only to be developed for the purpose of single bedroom dwellings (Lot 234 No. 174 Moolanda Boulevard, Kingsley).
Date:	23 June 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893.</i>
Strategic Community Plan:	Quality Urban Environment.
Key Theme:	Quality built outcomes.
Policy:	Not applicable.
Risk Management Considerations:	<p>It is noted that there are two subdivision approvals that relate to this site being an initial three lot subdivision (WAPC Reference 149937) followed by a strata subdivision (WAPC Reference 1135-14) of one of the initial three lots.</p> <p>The proposed lots and development on these lots have been assessed and approved for single bedroom dwellings only.</p> <p>The subdivision approvals each include a condition which requires a restrictive covenant to be placed on the certificate of titles to alert purchasers of this requirement.</p>
Financial/Budget Implications:	Not applicable. The cost associated with the development of the restrictive covenants and lodgement is at the applicant's cost.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

REMOVAL OF SECTION 70A NOTIFICATION:

Document:	Removal of Section 70A Notification.
Parties:	City of Joondalup and Ian James Holbert.
Description:	To remove the notification of Section 70A following the change of use from ancillary accommodation to ancillary dwelling for Lot 159 (27) Byrne Close, Padbury.
Date:	23 June 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>District Planning Scheme No. 2.</i>
Strategic Community Plan	Quality Urban Environment.
Key Theme:	Quality built outcomes.
Policy:	Not applicable.
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	The applicant paid fees of \$295 (change of use from ancillary accommodation to ancillary dwelling) excluding GST to cover all costs associated with the application.
Regional Significance:	Not applicable.
Sustainability Implications:	Ancillary Accommodation assists in providing diversity in housing choice in different locations and caters for a range of households.
Consultation:	The proposal was not advertised as there were no proposed changes to the previously approved size and appearance of the dwelling (DA06/0544).

TRANSFER OF LAND:

Document:	Transfer of land – Lot 489 Grand Boulevard, Joondalup.
Parties:	City of Joondalup and Electricity Networks Corporation.
Description:	Transfer of land between City of Joondalup and Electricity Networks Corporation for Lot 489 Grand Boulevard, Joondalup and Lot 536 Davidson Terrace, Joondalup.
Date:	23 June 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	Section 3.59 of the <i>Local Government Act 1995</i> .
Strategic Community Plan:	Economic Prosperity, Vibrancy and Growth.
Key Theme:	Primary centre status.
Policy:	Not applicable.
Risk Management Considerations:	<p>Should the City not purchase Lot 489 Grand Boulevard, Joondalup and Lot 536 Davidson Terrace, Joondalup from Western Power, the opportunity to develop an improved design of future multi storey car parks on City owned adjoining existing on-ground parking lots, with better circulation and increased income generation for the life of the project would be lost.</p> <p>The option of not proceeding to purchase the site was considered and would result in having a detrimental impact on planning and car bay numbers, design aesthetics, and operation of the car park. The ability to generate increased income over the life of the project would be reduced.</p>
Financial/Budget Implications:	<p>Cost of purchase from Western Power is \$26,297 for Lot 489 Grand Boulevard, Joondalup and \$29,812.50 for Lot 536 Davidson Terrace, Joondalup. The cost to purchase the site will be charged to the multi storey car park project listed within the 2014-15 budget.</p> <p>All amounts quoted in this report are exclusive of GST.</p>
Regional Significance:	Future multi storey car parks will service local and regional accessibility. Increasing the availability of car parking could assist in attracting people to the City Centre.
Sustainability Implications:	Not applicable.
Consultation:	Consultation and negotiation with Western Power was initiated for the purpose of acquiring from Western Power Lot 489 Grand Boulevard, Joondalup which adjoins City owned Lot 456 (104) McLarty Avenue, Joondalup and of acquiring Lot 536 Davidson Terrace, Joondalup which adjoins City owned Lot 522 (9) Davidson Terrace, Joondalup to secure the ability to combine with any future multi storey development of the City owned adjoining and existing on-ground parking lots. In order to effect a transfer of the sites,

	<p>Western Power is prepared to sell the sites to the City.</p> <p>The City obtained an indicative valuation advice on the property in order to negotiate a potential acquisition. Wester Power has offered to transfer and sell the sites to the City at the mid-point valuation between highest and lowest values.</p>
--	--

APPLICATION TO AMEND EASEMENT:

Document:	Application to amend easement.
Parties:	City of Joondalup and Electricity Networks Corporation.
Description:	Application to amend easement for Lot 489 Grand Boulevard, Joondalup.
Date:	23 June 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	Section 3.59 of the <i>Local Government Act 1995</i> .
Strategic Community Plan:	Economic Prosperity, Vibrancy and Growth.
Key Theme:	Primary centre status.
Policy:	Not applicable.
Risk Management Considerations:	<p>Should the City not purchase Lot 489 Grand Boulevard, Joondalup and Lot 536 Davidson Terrace, Joondalup from Western Power, the opportunity to develop an improved design of future multi storey car parks on City owned adjoining existing on-ground parking lots, with better circulation and increased income generation for the life of the project would be lost.</p> <p>The option of not proceeding to purchase the site was considered and would result in having a detrimental impact on planning and car bay numbers, design aesthetics, and operation of the car park. The ability to generate increased income over the life of the project would be reduced.</p>
Financial/Budget Implications:	<p>Cost of purchase from Western Power is \$26,297 for Lot 489 Grand Boulevard, Joondalup and \$29,812.50 for Lot 536 Davidson Terrace, Joondalup. The cost to purchase the site will be charged to the multi storey car park project listed within the 2014-15 budget.</p> <p>All amounts quoted in this report are exclusive of GST.</p>
Regional Significance:	Future multi storey car parks will service local and regional accessibility. Increasing the availability of car parking could assist in attracting people to the City Centre.
Sustainability Implications:	Not applicable.
Consultation:	<p>Consultation and negotiation with Western Power was initiated for the purpose of acquiring from Western Power Lot 489 Grand Boulevard, Joondalup which adjoins City owned Lot 456 (104) McLarty Avenue, Joondalup and of acquiring Lot 536 Davidson Terrace, Joondalup which adjoins City owned Lot 522 (9) Davidson Terrace, Joondalup to secure the ability to combine with any future multi storey development of the City owned adjoining and existing on-ground parking lots. In order to effect a transfer of the sites, Western Power is prepared to sell the sites to the City.</p>

	<p>The City obtained an indicative valuation advice on the property in order to negotiate a potential acquisition. Wester Power has offered to transfer and sell the sites to the City at the mid-point valuation between highest and lowest values.</p>
--	--

LICENCE AGREEMENT:

Document:	Licence Agreement.
Parties:	City of Joondalup and Edgewater Cricket Club (Inc).
Description:	Licence agreement between the City of Joondalup and Edgewater Cricket Club (Inc) covering portion of building on Lot 84 on Plan 13257 and being the whole of the land in Certificate of Title Volume 1569 commencing 1 January 2014 for a period of five years.
Date:	23 June 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> , together with the <i>Local Government (Functions and General) Regulations 1996</i> determine how a local government may dispose of property.
Strategic Community Plan:	Community Wellbeing.
Key Theme:	Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	In accordance with the Property Management Framework report to Council (CJ234-11/12 refers), the licensee is to pay an annual fee of \$579 (excluding GST) and the fee includes approximately \$430 to contribute to the premises outgoings.
Regional Significance:	Not applicable.
Sustainability Implications:	The Property Management Framework (PMF) aims to support the equitable access and the efficient and effective management of City owned and managed properties. It also recognises the value and community benefit of activities organised and provided for by community groups. In addition, the PMF aims to protect and enhance the City's assets for the benefit of the community and for future generations.
Consultation:	A draft Licence Agreement was provided to the Club on 26 November 2013. The club agreed to the licence with no changes in November 2014.